CHAPTER 1.0

PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

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The purpose of this chapter is to provide the readers of this environmental impact report (EIR) with information regarding the purpose, location and content of the proposed Sugarbush development (hereafter referred to as the "Proposed Project" or "Project"). In order to provide a complete picture, the chapter consists of eight component parts, including: Project Objectives; Project Description; Project Location; Environmental Setting; Intended Uses of the EIR; Project Inconsistencies with Applicable Regional and General Plans; a List of Past, Present and Reasonably Anticipated Future Projects in the Project Area; and Growth Inducing Impacts. Information in this chapter is not only intended to provide the reader with a full understanding of the proposed undertaking, but also provides a consistent basis for the environmental analyses completed for the Project. As such, it provides an important baseline for Project information.

1.1 Project Objectives

The overall purpose of the Proposed Project is to provide location-appropriate housing commensurate with future need. The specific objectives of the Project are to:

- Provide a clustered residential community in general conformance with the existing General Plan density
- Protect sensitive environmental resources and steep slopes within the Specific Plan
- Provide a fire-safe community
- Retain privacy for abutting property owners
- Cluster development in the less visually prominent portions of the site
- Provide open space and biological mitigation in conformance with regional plans and ordinances
- Provide for the maximum amount of on-site mitigation

1.2 Project Description

The Sugarbush project proposes development of 45 single-family residences, internal roads and associated infrastructure (including detention/bioretention basins in the western portion of the property) on 115.5 acres owned by the Project Applicant. The Project permit discretionary applications include a General Plan Amendment Report (GPA 05-010), Specific Plan (SP03-003), Rezone (R04-008), Tentative Map (TM 5295RPL7) and Site Plan (S04-015), as follow.

The General Plan Amendment would change the Land Use Designation on the property from (17) Estate to (21) Specific Plan, and provide text for the North County Metropolitan (NCM) Subregional Plan that designates the Project site as the "Sugarbush Specific Planning Area," which would limit Project density to 0.39 dwelling unit per acre and require a minimum lot area of 0.5 acre.

The Specific Plan would guide the development of this master planned residential community, limit overall density on the Project site to 0.39 dwelling unit per acre, require a minimum lot size of 0.5 acre, limit the Project site to no more than 45 residential lots, require portions of the site that exceed 25 percent slope to be placed in permanent open space, and require a 500-foot buffer from the eastern property boundary for the protection of Diegan coastal sage scrub habitat.

The zoning reclassification would change site zoning from A70 (Limited Agriculture) to S88 (Specific Plan), reduce the density from 0.5 to 0.39 dwelling unit per acre, reduce the minimum lot size from 2.0 to 0.5 acre, reduce potential structure heights from designator "G" (two stories/35 feet) to "E" (two stories/30 feet), and change the setback designator from "C" to "V" (Variable).

The tentative map would divide the 115.5 acres into a total of 45 residential lots ranging in area from 0.5 to 1.73 acres, 2 open space lots (A and B) totaling 75.84 acres, 2 street lots (C and D) and 2 detention/bioretention lots (E and F).

The site plan would establish the setbacks for the proposed residential lots pursuant to the "V" (Variable) setback designator proposed by the Specific Plan and zoning reclassification. Variable setbacks identified on the Project's site plan are mainly to ensure adequate back yard setbacks for the eastern lots that are adjacent to proposed open space, and western lots that are adjacent to existing residential development.

1.2.1 Project's Component Parts

This subchapter describes the independent elements that comprise the overall Project. Details regarding each Project component are provided for Grading and Construction, On-site Circulation/Parking, Utilities, Off-site Improvements, Residential Structures, Walls and Fencing, Retained Easements, Open Space, Landscaping and Lighting/Signage.

1.2.1.1 *Land Use Overview*

All of the Project's 45 homes would be located on the west side of the property, avoiding the drainage in the north-central portion of the site and the steeper portions of the site to the east. Eight residential lots along the western boundary ranging in size from 0.54 to 0.77 acre would abut seven existing residential properties to the west ranging from 0.59 to 2.24 acres.

Two stormwater detention/bioretention basins (Lot F) would be located at the northwestern end of the Sugarbush development footprint and an additional basin (Lot E) would be located immediately south of proposed Street E, which is east of the off-site terminus of Lone Oak Lane.

As shown on Figure 1-1, with the exception of the primary access road to the residential portion of the development, no Project built features would be located in northern or eastern portions of the Sugarbush property. Private road and utility easements from future Sugarbush Drive and adjacent to Lot 11 to parcels located southerly, would be retained for the benefit of abutting properties. All Project property not within the residential bubble or required as access/utility rights-of-way would be placed into permanent open space. Each of these features is further described below. A previously proposed trail is no longer proposed along the western boundary.

1.2.1.2 *Development Detail*

Grading and Construction

Sugarbush would be developed over an approximately two-to-three year period based on market conditions. Initial improvements would entail grading of the Sugarbush Drive extension through the site. Commensurate with this effort would be connection to water and sewer utilities and improvements to the Cleveland Trail emergency access route. Pad preparation and on-site utilities/infrastructure construction would occur simultaneously toward the end of site preparation. House construction would occur subsequent to road and utility installation.

Specific to sewer and water line construction along Cleveland Trail, all tie-ins would occur within existing road way/disturbed area. Both water and sewer lines would cross Buena Creek in order to tie into existing main lines in Buena Creek Road. In order to avoid disturbance to the creek, the new lines would be trenched into the existing concrete apron that spans the creek. The pipelines would be sited at

depths of 1.5 to 2 feet under the crossing, but above the existing culvert, which would remain. West of the creek crossing, the sewer line would deviate to the northwest to Buena Creek Road and would be installed by boring a distance of 41 feet under existing riparian vegetation located within the Cleveland Trail easement and Buena Creek Road right-of-way. Pits at either end of the (completely subsurface) 41-foot bore area would provide access for the boring machine. A five-by-eight-foot pit (also eight feet in depth) would be sited at the end of the line within Cleveland Trail. At the end connecting to the sewer main in Buena Creek Road, the pit would be five-by-five feet in size, and at the same depth as would be required for a standard manhole. The water line would remain within Cleveland Trail roadbed between the creek and the junction with the main in Buena Creek Road, and would be installed prior to paving.

Total grading for the Project is projected to consist of approximately 322,000 cubic yards of cut and 322,000 cubic yards of fill, balanced on site. Approximately five acres or less would be graded on any single day. Rock breaking activities and/or blasting may occur where grading equipment cannot break rock adequate to reach required cut levels. Depending upon the size of rocks created, additional breaking may be required prior to on-site use in deep fill. Project design elements related to these activities include required sizing of blasting charges, as well as the use of chemical breaking agents where off-site uses are located within 200 feet of removed bedrock. Where post-chemical breaking or blasting breaking of rocks must occur, the break site must be located 300 or more feet from the Project property line.

Constructed slopes generally would have a maximum 2:1 steepness, with 1.5:1 slopes proposed along a portion of Sugarbush Drive. Grading overall would start in the west to prepare key ways for fill slopes before moving to cuts on the east, transferring the dirt on site to the prepared key fill areas.

Homes would be built on flat building pads. The slopes that would be created between the western Project boundary and the proposed residential lots would range in size from approximately 30 feet to 42 feet in height, and would be created along approximately 1,520 linear feet of the 2,600-linear foot western property line. Slopes between the western property line and the detention/bioretention basins would be smaller, ranging in size from approximately 4 feet to 15 feet high. Slopes along the western Project boundary would have an undulating toe where they abut adjacent private lots.

Construction vehicles would include haul/material trucks, scrapers, dozers, graders, loaders, pavers, compactors, concrete trucks, water trucks, a crane and ancillary operating equipment such as diesel-electric generators and lifts. A maximum of 25 daily construction truck trips would occur during the grading and site preparation phase, with 15 daily construction truck trips during overlap of site preparation and site utilities and the site utilities/infrastructure construction phase. Specific detail of equipment anticipated during grading and site preparation, site preparation and site utilities overlap, site utilities and infrastructure construction, and home construction are provided in the Project Air Quality Technical Report, Appendix H. Grading and construction personnel would have personal vehicles. Numbers of workers on site at any one time are anticipated to range from approximately 25 to 120 workers (see Attachment A of Appendix H for detail). The construction staging area(s) would be located on site, wholly within the development footprint. Construction vehicle access to the site would be via Sugarbush Drive.

All construction activities would be restricted to hours permitted under the County's Noise Ordinance. Excluding legal holidays, when construction is not allowed, allowable hours of construction are 7:00 a.m. through 7:00 p.m. Monday through Saturday.

On-site Circulation/Parking

Primary access would continue on site from the current terminus of Sugarbush Drive at the northeastern Project property boundary. This public road would be located within a 60-foot-wide easement, and have

a paved width of 40 feet. On-site, Sugarbush Drive would be edged by open space on both sides of the road for approximately 1,200 feet. A five-foot-wide decomposed granite pathway would be located 20 feet from centerline within the right-of-way. Anywhere the roadway would be located atop downsloping bank with a 2:1 slope greater than 12 feet in height or a 1.5:1 slope greater than 10 feet in height, guardrail would be installed (per California Department of Transportation [Caltrans] standards and to the satisfaction of the Director of the Department of Public Works [DPW]).

Residential loop streets extending south of extended Sugarbush Drive would be paved to 32 feet in width within a 52-foot-wide right-of-way. Five-foot-wide decomposed granite pathways would be located 16 feet from centerline. All driveways, areas for turn-around, and private easement road improvements would be constructed consistent with fire code requirements and to the satisfaction of the Vista Fire Protection District (VFPD) and the Director of DPW.

Another small street would be located between the western loop street and the western Project boundary. Street E would extend 225 feet east-west between lots 5 and E. The street would have a 60-foot right-of-way, be graded to 32 feet in width and be paved to 24 feet in width. The paved portion of Street E would end at the western Project boundary, approximately 200 feet east of the existing terminus of paved Lone Oak Lane. The street would be gated at both its eastern and western extents and could be accessed by emergency vehicles. Workers accessing the detention/bioretention basin on Lot E would park on the gated portion of the street while working at the basin.

Emergency access/egress for both fire vehicles and residents would occur through Lot F at the western boundary of the residential development. This access/egress would be gated at the eastern end of the turnaround provided on Lot F and would connect to Buena Creek Road via Cleveland Trail (see additional discussion under Off-site Improvements).

On-site parking would include ample space within each residential lot. Additional parking would be allowed on one side of each of the Project residential loop streets.

Utilities

Utilities would be extended throughout the Project, and would link into existing off-site facilities. Links would occur close to Project boundaries where they tie into facilities on existing Sugarbush Drive or Lone Oak Lane, and all tie-ins would occur within existing road way/disturbed area. Where the utilities would be installed in roadbed to be paved (i.e., within Cleveland Trail, extended Sugarbush Drive), such installation would occur before paving. Where proposed lines would not be located within disturbed areas, environmental analysis within this EIR addresses the deviation.

Sewer service would be provided by Buena Sanitation District (BSD). The Project would extend an eight-inch sewer line from Buena Creek Road approximately 1,200 feet to the Project development. The great majority of this line would be located within Cleveland Trail roadbed. In order to appropriately tie into the sewer main in Buena Creek Road, the new line would deviate from the Cleveland Trail roadbed within approximately 20 feet of the intersection with Buena Creek Road (see the discussion above under Grading and Construction regarding the sewer line).

Water service would be provided by Vista Irrigation District (VID). The Project would extend 10-inch water lines through the Project within extended Sugarbush Drive and 8-inch lines southerly through the residential development. The new lines would tie into an existing 8-inch line in Sugarbush Drive, an existing 10-inch line in Cleveland Trail at Bella Vita, and an existing 6-inch line in Lone Oak Lane, thereby looping the system. The water line extension to Buena Creek Road has been sited based on VID-

approved plans and would remain within the re-aligned Cleveland Trail roadbed until its juncture with the main in Buena Creek Road.

Off-site Improvements

The Project TM includes a gated emergency access road north of Lot 1 and spanning Lot F. This road would connect to existing Cleveland Trail; a small, local, residential access road extending eastward from Buena Creek Road that provides access to a few existing homes.

Project-related improvements to Cleveland Trail roadbed would occur strictly within the existing 30-foot-wide right-of-way. Existing hardscape generally would be repaved to 24 feet in width and portions currently consisting of packed dirt also would be paved. The Buena Creek crossing would remain in its current condition, with a concrete dip section over a 36-inch-wide culvert. A realigned intersection with Buena Creek Road would bring Cleveland Trail to Buena Creek Road in more of a "T" formation, improving sight lines to the north and south.

Along the easternmost portion of Cleveland Trail, as it nears the connection with the Sugarbush Project, an approximately 350-foot long retaining wall and an approximately 420-foot-long fire wall would extend along the southern and northern sides of the road, respectively. These features are described below under Walls and Fencing.

Brush clearance and grading would occur on the south side of Buena Creek Road, both east and west of its intersection with Sugarbush Drive in order to establish adequate lines of sight associated with current speeds of cross traffic along Buena Creek Road. This would include initial clearance, slope modification, hydroseeding with a native (sage scrub) habitat erosion control hydroseed, and construction of a retaining wall. To the west of Sugarbush Drive, a 553-foot line of sight from the Sugarbush/Buena Creek Road intersection would require approximately 350 feet of 2:1 cut slope ranging in height from zero to four feet in height. East of Sugarbush Drive, slope modification would occur for approximately 165 feet in length with a maximum height of eight feet, and a retaining wall of earth-toned slump stone would be installed, ranging from zero to five feet in height. Each of these features would roughly parallel Buena Creek Road (Figure 1-2, Buena Creek Road Sight Distance Improvements). All work would occur within existing road right-of-way and/or slope embankment easements currently held by the County~~, except on a portion of Lot 21 of Hollyberry Estates to the east of this intersection~~. Post implementation, the County would assume all responsibilities associated with continued trimming and maintenance.

Residential Structures

Buildings would be set back from the western property line by 100 feet and would be surrounded by individually landscaped yards. The slopes in this 100-foot setback area would be landscaped pursuant to the final Landscape Plan. Homes would be a maximum of 30 feet in height.

Specific architecture of the proposed homes has not been identified at this time but the design theme used by the Project Applicant in other developments is a semi-custom approach of three to four floor plans, using two to three architectural styles per floor plan and two to three color schemes per architectural style. Various combinations of floor plans, architectural styles and color schemes would allow for a minimum of 12 different housing elevations. The Project would be conditioned to require these 12 different elevations, based on a minimum of 3 different floor plans, 2 architectural styles per floor plan, and 2 color schemes per architectural style, in order to reduce or avoid the potential for a "cookie cutter" development.

Walls and Fencing

The Project includes fire walls to protect the development in the event of wildfire as well as retaining walls.

On-site fire walls uniformly would be six-foot-high, free-standing walls made of earth-toned colored slump-stone concrete masonry units. These walls would extend along the north side of the vehicle turn around on Lot F, the north side of building pads on Lots 1 and 6, the southern boundaries of Lots 8 through 11, and the eastern boundaries of Lots 11 and 33 through 45. The reader is referred to Section 1.2.2.2 of this chapter for additional information regarding the purpose of these fire walls. An eight-foot-tall fire wall also would be placed along the north side of Cleveland Trail westerly of the Project boundary in order to comply with limitations on brush clearing in sensitive habitat north of the emergency access road. This wall would continue on site, joining the fire wall on the north side of the vehicle turnaround on Lot F, and ending at the juncture with Street A.

Retaining walls would be associated with roadway improvements as well as detention/bioretention lots E and F and Lot 21. The retaining walls on these three lots would be interior to the site, and are described below. The Cleveland Trail retaining wall would be sited along the easternmost portion of the Trail, as it nears the connection with the Sugarbush development area. An approximately 420-foot long retaining wall would extend along the southern side of the road. This wall would be between one and three feet tall, with the abutting residential property located at (higher) grade to the south. The wall would continue onto Lot F for a distance of approximately 90 feet on the south side of the vehicle turnaround. This portion of the retaining wall would be up to nine feet tall.

Internal to lots E and F, retaining walls would comprise part of the detention/bioretention basins. These retaining walls would comprise the north, east and southerly boundaries of the basins, with berms located on the westerly side facing off-site uses.

On Lot E, a 0 to 5.5-foot-high retaining wall would be located within the northern portion of the lot. This wall would consist of three straight segments formed into a general U-shape. The southern wall segment would be approximately 110 feet in length and perpendicular to the western property boundary. The eastern segment would be approximately 50 feet long and generally parallel to the western property boundary. The northern segment also would be approximately 50 feet in length and generally align in a northwest to southeast direction. A zero to nine-foot-high berm would be connected to either terminus of the wall, forming an enclosed area, which would serve as the detention/bioretention basin on Lot E. The retaining walls would be located down slope 0 to 9 feet and 24 to 29 feet, respectively, from Streets B and E to the east and north, as well as 39 feet down slope from Lot 6 to the south.

Lot F also would contain a zero to six-foot-high retaining wall to the north of the emergency access road. The wall would consist of four straight segments forming a general U-shape. The northern and southern segments of the wall would be approximately 60 and 62 feet in length, respectively, and parallel to Cleveland Trail. The eastern segment would be approximately 20 feet long and parallel with the adjacent portion of Street B. The northeastern segment would be approximately 15 feet in length and generally align in a northwest to southeast direction. The retaining wall would be located 8 feet down slope from the north and east lot lines, and 10 feet down slope from the south lot line. A berm ranging from five to six feet in height would be located to the west of the wall to form a detention/bioretention basin.

In addition, a six-foot-high, 200-foot-long straight retaining wall would be located on Lot 21. Oriented north-south, this wall would trend parallel to the eastern boundary of the lot. This wall would be 14 feet down slope from the eastern lot boundary.

Fencing at top of slope (edge of pad) for the eight residences located along the western property boundary would be constructed of open iron fencing painted in black or dark green. The use of masonry walls, wood or chain link along the western property boundary would be prohibited.

Concrete split rail fencing would be provided along both north and south sides of Sugarbush Drive between property entry at the Project's northern boundary and Sugarbush Drive terminus at the development bubble.

Retained Easements

Easements to abutting parcels have been incorporated into Project design. The area covered by these easements is not included in numbers for biological open space preserved by the Project. One easement is 52 feet in width and would provide access to Assessors' Parcel Number (APN) 184-280-03 south of the development bubble. The easement would extend south from Street "C" on the eastern portion of Lot 11. Beyond the proposed Lot 11 firewall, the easement largely would be located within an area identified as impacted due to fuel modification. The second easement would be 40 feet wide and would provide access to APN 184-101-26, south of the Project eastern panhandle. The easement would take access off of the Project extension of Sugarbush Drive (Street "A").

Open Space

As noted above, all Project property not located within the development bubble would be retained in open space (approximately 67 percent of the Project property, or 77.6 acres). Open space serves a number of different functions on the property. Approximately 0.5-acre of the total 77.6 acres would be subject to retained utility or right-of-way easements, with the remaining 77.1 acres to be retained in open space easements in perpetuity. These open space easements include 0.7 acre of allowable fuel modification area within steep slope easements adjacent to lots 11 and 33; 0.7 acre of open space at the far western end of the Project immediately north of Cleveland Trail that the wildlife agencies consider too isolated to retain biological habitat function; and 75.7 acres of biological open space. These open space easements would be managed by a local conservancy approved by the County of San Diego (County) and resource agency staff to preserve its biological value. These functions are provided to the threatened coastal California gnatcatcher in on-site Diegan coastal sage scrub, as well as foraging values provided to raptors in non-native grasslands and preservation of oak stands, pursuant to a Habitat Management Plan (HMP, Appendix F of EIR Appendix D) to be approved prior to approval of grading plans or the final map. The reader is referred to Subchapter 2.2, Biological Resources, of this EIR for additional information.

Landscaping

The Project Conceptual Landscape Plan (refer to Figure 2.1-10 in Subchapter 2.1, Aesthetics) proposes a wide range of potential plant species that would be refined during final plan preparation. Each plant named is identified as a tree, shrub or groundcover, and noted as to whether it is particularly appropriate for use along the Sugarbush Drive fuel modification zone and/or suitable for screening of walls.

All planting would conform to County landscape guidelines and comply with the County's brush management recommendations as outlined in the pamphlet "Acceptable Plants For A Defensible Space In Fire Prone Areas" (County of San Diego, n.d.) No plants identified in the Project Fire Protection Plan (FPP, Appendix B of this EIR) as undesirable due to their flammable nature are included within the conceptual plan.

The planting scheme provides for large shrub and tree groupings arranged in a mosaic pattern throughout the Project, with larger specimen trees installed at entries and key locations throughout the development.

This would provide a unifying element throughout the Sugarbush development, regardless of individual home planting. All planting along the Project perimeters and Sugarbush Drive would be installed and maintained by the homeowner's association (HOA), in order to maintain consistent elements within areas subject to public views.

Proposed trees include broad-leaf evergreen to coniferous and deciduous species, ranging from 20 to 60 feet in height and including drought-tolerant species. Canopies for the identified species would range from 20 to 50 feet. Use of evergreens would be emphasized on the north and west sides of buildings, with deciduous trees on the south sides. Shrubs include large flowering species ranging from 3 to 12 feet in height to low-growing groundcovers. Proposed trees include coast live oak (*Quercus agrifolia*), western cottonwood (*Populus fremontii*), strawberry tree (*Arbutus unedo*), western redbud (*Cercis occidentalis*) and weeping melaleuca (*Melaleuca armilaris*), among others. Shrubs include natal plum (*Carissa grandiflora*), California lilac (*Ceanothus spp*.), golden yarrow (*Eriophyllum confertiflorum*), toyon (*Heteromeles arbuifolia*), scrub oak (*Quercus dumosa* or *Q. berberidifolia*), rosemary (*Rosemarinus officinalis*) and sugarbush (*Rhus ovata*), among others.

The proposed Landscape Plan would be implemented as soon as grading is completed and utilities are available in order to screen graded slopes as soon as possible.

Lighting/Signage

Approximately six low-pressure sodium lights would be required on site directing light to Project streets. Lighting would comply with Division 9 of the County Light Pollution Code (LPC) standards, requiring this lighting to be less than 4,050 lumens and fully shielded, minimizing nuisance lighting, particularly adjacent to residential uses and preserved natural open space.

The Project does not include any active uses other than residential (e.g., commercial or business uses) and signs would therefore be at a minimum. Open space signs identifying restricted access would be required along the open space boundaries within the site. These signs would be a minimum of six by nine inches in size and would be attached to posts not less than three feet in height. The signs will incorporate the following wording:

Sensitive Environmental Resources
Disturbance Beyond this Point is Restricted by Easement

Information:
Contact County of San Diego, Department of Planning and Land Use
Ref: 02-08-047

Consistent with Zoning Ordinance Section 6252.v, one sign identifying the overall development and not exceeding 20 square feet in size would be located within Sugarbush Project property. This sign would be sited at the eastern extent of the residential lots along extended Sugarbush Drive in the vicinity of Lot 45.

Detention/Bioretention Basins

Detention/bioretention basins would filter stormwater/site runoff anticipated to reach the Buena Creek drainage. The basins are designed to have high pollutant removal capacity for coarse sediment, trash and pollutants such as nutrients, heavy metals and pesticides (the reader is referred to Subchapter 3.1, Section 3.1.3, Hydrology and Water Quality, of this EIR for additional information). These facilities would be located along the western property boundary. Sited on Lots F and E, the northernmost basin (on Lot F) would be located immediately westerly of the Sugarbush Drive terminus and north of the emergency

access/turn-around extension to off-site Cleveland Trail. An additional basin would be located immediately south of the turn-around. The southernmost basin would be located on Lot E, just south of Street E. Grading for these lots would create berms as well as excavate into the lots in order to create the basins. Lot perimeters would be landscaped and maintained by the HOA consistent with residential standards for the western perimeter. A retaining wall associated with the southern basin on Lot F is addressed above under Walls and Fencing.

1.2.2 Technical, Economic and Environmental Characteristics

Project design was guided by site topographic characteristics, the County's Resource Protection Ordinance (RPO) steep slope encroachment guidelines, sensitive habitats on the site, necessary extension of utilities and access routes, and discussions with resource agencies and community members/neighbors. Each of these areas is further described below.

Specific Project design measures have been incorporated into the Project design and are enumerated in Subchapter 7.2, List of Mitigation Measures and Environmental Design Considerations.

1.2.2.1 *Environmental Constraints*

As described above, the site contains a (non-wetland) drainage, as well as steep slopes. The steep slopes, as well as the section of Buena Creek crossed by Cleveland Trail are resources protected under the County's RPO. The site and off-site improvement areas contain a number of sensitive habitats (e.g., coast live oak woodland, riparian habitat, Diegan coastal sage scrub, non-native grassland) which required consideration and—to the extent possible—avoidance.

The Applicant and County met with staff from the United States Fish and Wildlife Service (USFWS), and the California Department of Fish and Game (CDFG) in both office and on-site settings. Discussions identified particularly sensitive areas of the site (related to biological resources and/or steep slopes) as well as those best suited to development. As proposed by the Applicant and in consideration of these discussions, the current Project design includes modifications to proposed lot locations and configurations, a reduction in the size and number of lots proposed from those potentially allowed on the property, a smaller overall footprint located in the flatter southwestern portion of the property, and a reduction in the originally anticipated grading quantities.

Specifically, virtually all on-site steep slopes (natural slopes with a gradient of over 25 percent slope and a height exceeding 50 feet) are now retained in open space. Similarly, as noted above, the Project proposes approximately 77 acres, or approximately 67 percent, of the site in open space, including 75.7 acres in protected biological open space. The open space consists of a 500-foot wide swath between the eastern side of the development bubble and the eastern Project boundary, as well as the northern portions of the property not required for access/utility easements. Open space easements would be placed over non-developed areas and no development would be permitted within them.

An additional environmental constraint taken into account when designing the Project was the potential for wildfire. The Project contains sage scrub and grassland habitats, and is located westerly of off-site properties containing the same. A major undeveloped canyon is located southerly of the Project. Eucalyptus and pine trees are located on private residential lots to the north.

The fire risk assessment identified in the Project FPP (Appendix B) identified the potential for fire spread from the north and east in particular. In consideration of shielding development from wildfire (and consistent with topographic/habitat concerns noted above), the Proposed Project redesigned residential uses to be located off steep slopes and in the southerly portion of the site. Six-foot masonry fire walls

also would be sited at the back of lots abutting open space on the north, east and southern edges of development. Fire walls also would be sited between residential pads and detention/bioretention basin pads. Fuel modification is required along extended Sugarbush Drive, and a 100- to 125-foot fuel modification zone is required on lots 9 to 11 and 33 to 45, between open space and habitable structures. Homes on lots 11, 33, 36 through 38, 42 and 45 would be restricted to one story in height.

Finally, in the interests of being a good neighbor, fuel modification is also assumed for a 50-foot wide zone extending for approximately 525 feet along the Project's northern boundary from Sugarbush Drive. The Project Applicant is coordinating with two adjacent off-site properties regarding their future ability to clear brush in this area along their property lines.

Along Cleveland Trail, the existing residential properties already require brush clearance in compliance with Fire Marshal standards. The Project HOA would accept responsibility for clearing existing canopy over this emergency access road to 13.5 feet above road surface. The Project also would clear brush/hand trim woody elements/brush grasses for 16 feet from the road on either side of the existing right-of-way. Because an even larger area (20 feet) is currently mandated under existing fire requirements, no additional impact is associated with the Proposed Project.

This is not the case for the area along Cleveland Trail within the Project panhandle. Here, the Project would trim canopy as noted above, but rather than clear into sensitive native habitat on the north side of Cleveland Trail, the Project would build an eight-foot fire wall.

1.2.2.2 *Supporting Public Utilities/Services Considerations*

As noted above, water service would be looped from Buena Creek Road via extensions on site from utilities currently terminating at Project edge (along Sugarbush Drive and Lone Oak Lane) and also would connect into an existing terminus along Cleveland Trail. The sewer line would extend from Buena Creek Road to the Project via Cleveland Trail, and then loop through the Project. All tie-ins would occur within existing road way/disturbed area. Where the utilities would be installed in roadbed to be paved (i.e., within Cleveland Trail, extended Sugarbush Drive), such installation would occur before paving. Where proposed lines would not be located within disturbed areas, environmental analysis within this EIR addresses the deviation.

The presence of Buena Creek and riparian vegetation results in design constraints with regard to utility line siting. Both water and sewer lines cross Buena Creek in order to tie into existing main lines in Buena Creek Road. In order to avoid disturbance to this jurisdictional feature, the new lines would be sited 1.5 to 2 feet under the existing concrete apron that spans the creek. West of the creek crossing, the sewer line would be bored under riparian vegetation located within the Cleveland Trail easement and Buena Creek Road right-of-way. The water line would remain within Cleveland Trail roadbed between the creek and the junction with the main in Buena Creek Road.

Fire protection would be provided by the VFPD. Primary emergency access/egress would occur via extended Sugarbush Drive. County and VFPD requirements for secondary emergency access/egress in the event of wildfire required identification of an alternative emergency route and the Project was expanded to provide emergency access to Buena Creek Road to the west via Cleveland Trail. Upgrades to the existing paved and unpaved roadway are necessary in order for this emergency access to be adequate. The Project proposes improving Cleveland Trail with pavement adequate to support emergency vehicles as described above for the length of the roadway (approximately 850 feet) from its intersection with Buena Creek Road to a connection to (extended) on-site Sugarbush Drive.

Separate from the Cleveland Trail access and pursuant to requirements from the VFPD, the Project also would construct on-site Street E as gated emergency access. Although the Sugarbush Project does not propose such a connection, Street E would constitute a logical connection to Lone Oak Lane to provide residents with a secondary access/exit from their neighborhood in case of wildfire. If pursued, this future connection would not be an action of the Proposed Project, but would be completed by others.

1.2.2.3 *Project Background/History*

The Project has a substantial planning history. Starting in 2002, the Project Applicant began to process development applications through the County for a residential development.

The Sugarbush development was originally designed to consist of 49 one- to two-acre residential lots. These lots were sited throughout the property; with 35 lots located in the west-central portion of the property, 9 lots located in the northwest portion of the property, and 3 lots located in the northeastern portion of the property. Approximately 66 acres, or 57 percent of the site, was proposed as open space; with these open space locations being generally sited in the eastern portions of the site, and along the drainage north of future Sugarbush Drive.

Interim revisions were made, and as noted above, following early coordination with resource agency staff, the footprint of the project was substantially modified to consolidate 47 residential lots in the southwestern portion of the property, minimizing encroachment into native habitat, as well as edge effects. The lots were laid out in four rows, similar to the current Proposed Project, but the western boundary line contained 11 residential lots. Residential lots under that plan ranged from 0.5 to 1.6 acres, and open space preserve totaled approximately 77 acres. The Project was required to incorporate secondary emergency access to/from the western Project boundary along Lone Oak Road and Lone Oak Lane.

Following the above Project modifications, the Applicant met with adjacent property owners. In response to comments and concerns voiced by these neighbors, two lots were deleted from the Proposed Project, reducing the total number of residential lots to 45. In addition, layout (while still required to remain within the footprint approved by the resource agencies) was reorganized to reduce the number of residential lots on the western boundary, so that only 8, rather than 11, Project residences would be located along that western Project boundary. In addition, commitments to increased boundary landscaping were made, and modifications to the grading plan were incorporated to increase the setback between the building pad and existing off-site residences. These modifications included a retaining wall to minimize slope encroachment and to allow for incorporation of a pedestrian path at the toe of slope and edging abutting properties. Clarification also was provided regarding the amount of vegetation removal/trimming necessary to upgrade Lone Oak Road/Lane to accommodate emergency vehicles.

Following these changes, a Draft Mitigated Negative Declaration (MND) and Initial study was circulated for a 45-day public review period between December 15, 2005 and January 30, 2006. In response to comments received on the circulated MND, the proposed emergency access to Lone Oak Lane was relocated to a connection with Cleveland Trail. In addition, the Traffic Impact Study (TIS) was revised to include updated traffic counts and address additional traffic facilities. A partial re-circulation of modified elements of the MND occurred between November 8 and December 10, 2007.

In 2008, staff again required TIS updates to address availability of the City of San Marcos Public Facilities Financing (PFF) Fee Program to address of cumulative traffic impacts in the City of San Marcos. Staff also required updates to the Project Stormwater Management Plan (SWMP) to address changes to the County's Watershed Protection Ordinance related to Low Impact Development (LID)

techniques and Interim Hydromodification Requirements. The re-circulation of focused discussions related to these elements of the MND occurred between October 23 and November 21, 2008.

Staff presented the Project to the Planning Commission in February 2009, and ultimately requested the Project be returned to staff to address biological impacts related to improvement of Cleveland Trail and issues related to Project design features, including the retaining wall along the western boundary. In addition, the decision was made to prepare an EIR for the Project to more fully analyze potential impacts of the Project.

The current Project retains all of the design features made in response to wildlife agency and neighbor requests during anticipated processing of the Project under an MND. Lots have been consolidated, edge effects minimized, and blocks of uninterrupted open space maximized. The retaining wall and path along the western property boundary have been removed from the Project design and the proposed toe of the western fill slope now includes some undulation. Residential lot lines along the western boundary have also been shifted to incorporate two additional detention/bioretention basins (for a total of three), increasing variation in use/appearance of the western lots from off-site. This is addressed in the body of this EIR.

1.3 Project Location

The Project site is located in an unincorporated area of north San Diego County between the cities of Vista and San Marcos, northeast of the intersection of Santa Fe Avenue and Buena Creek Road. The area is sited between the Buena Vista and Twin Oaks communities (Figure 1-3, Regional Location Map), north of the City of San Marcos at the terminus of Sugarbush Drive (Figure 1-4, Project Vicinity Map). Overall access to the area is provided by State Route (SR) 78 and South Santa Fe Drive. SR 78 is located approximately two miles to the south and Twin Oaks Valley Road (S12) is located approximately two miles to the east. The primary roadway in the immediate vicinity of the Project is Buena Creek Road. Smaller (paved and unpaved) roads providing access to residential properties abutting the project area include Lone Oak Road, Lone Oak Lane, Cleveland Trail and Fredas Hill Road.

1.4 Environmental Setting

1.4.1 Project Vicinity Characteristics

The environment surrounding the Project site is topographically varied. To the immediate north, northeast and northwest, a series of small hills and knolls that range from approximately 600 to 1,300 feet above mean sea level (amsl) comprise the topography (see Figure 1-5, Site Location with Topography). Approximately one mile north and northeast of the Project are the southern limits of the San Marcos Mountains, identified by the County in the North County Metropolitan (NCM) Subregional Plan as a scenic Resource Conservation Area (1979: A-1). The eastern and southern limits of the site are bordered by a steep-sided landform that is approximately 455 feet higher than the highest portion of the Sugarbush Project site in the southwest section. Roughly bordering the southern portion of the site is a northeast-trending broad knoll. On the southwestern-most portion of the site, a canyon drops steeply away to the south and opens in a southwesterly direction. The opposite side of the canyon is approximately 60 feet higher than the southern part of Sugarbush.

Buena Creek Road is the primary access road in the vicinity of the Project site. It is winding in nature and bordered by dense vegetation. Project access to Buena Creek Road would be reached via existing Sugarbush Drive. This street is edged by large homes on residential lots that incorporate grove planting in some instances.

Existing development immediately abuts portions of the western (Lone Oak neighborhood) and northern (existing Sugarbush Drive) Project boundaries (see Figures 1-6, Project Location Relative to Area Land Uses, and 1-6, Project Location Relative to Surrounding Land Uses). Undeveloped land is located to the northwest of the property, associated with the Buena Creek drainage, and to the south and southwest of the property where steep hills and canyons are present. Existing homes in the area generally are custom built (as opposed to tract homes) and range in size from relatively small (1,600 square feet) to larger estate homes. Landscaped yards provide verdant settings, including (primarily non-native) trees such as palm, pepper, pine and eucalyptus.

Additional development in the immediate vicinity is proposed for the Fredas Hill project, located just north of the northeastern portion of the Sugarbush property, and currently in undeveloped/agriculture uses. Overall, the immediate setting of the Proposed Project is transitioning from a rural residential, open space environment to one of estate/large lot residential interspersed with set-aside open space.

Cleveland Trail (secondary emergency access only) intersects with Buena Creek Road at a steep angle, and is not marked by road signs; a couple of mail boxes are the only delineating features at this road. Oak trees and other tall, dense vegetation and patch of prickly pear cactus are growing near the intersection. Cleveland Trail curves eastward approximately 150 feet from the intersection, and, because it is lined with dense vegetation, the rest of the road is not visible from Buena Creek Road.

The western portion of Cleveland Trail is bordered by dense vegetation, consisting mostly of oak trees. The trees border the northern side of the small roadway, and surround some residential structures that are not visible from Cleveland Trail or from Buena Creek Road. Most of the southern side of Cleveland Trail is bordered by lower-growing, more open vegetation. The paved portion of Cleveland Trail ends at the Project site western boundary, although some dirt roads continue onto the Sugarbush property. Two residences with several out-buildings are located on the south side of Cleveland Trail.

On the south side of Buena Creek Road in the vicinity of Sugarbush Drive, the ground slopes up west to east. The area adjacent to the road has been subject to substantial existing disturbance, and is comprised of soil, sparse grasses, and disturbed vegetation. West of Sugarbush Drive, existing sage scrub, some eucalyptus trees and two small oak trees are located on the slope. The two small oaks are isolated (i.e., do not visually comprise a "woodland"). East of Sugarbush Drive, slope steepness increases. Coastal sage scrub and a grove of ornamental trees occur on portions of this slope, and a chain link fence separates private property and the County road right-of-way.

The closest mapped public recreation facilities include Moonlight Amphitheater (over two miles to the northwest of the Proposed Project), and Cerro de las Posas Park (in the City of San Marcos), over one mile to the south. Based on review of the County General Plan Scenic Highways Element, no scenic highways or priority routes are located in the vicinity of the Proposed Project.

As noted above in this chapter, the closest sewer line is located in Buena Creek Road and the closest water lines are located within existing Sugarbush Drive and Lone Oak Lane.

1.4.2 Site Characteristics

The Project site is situated among a group of hills south of Buena Creek. The western portion of the property is relatively flat, and generally rises north to south. Segments of the northern and eastern portions of the site consist of steep slopes or ridges that extend south and east of the site, respectively. A disjointed drainage feature is located in the "valley" portion in the more northern part of the site. Small tributary canyons extend into the hillsides above the main drainage and the flatter, western portion of the site. Elevations within the Project site range from approximately 565 feet to 1,050 feet amsl.

The site is at the northernmost portion of a large block (approximately 1,500 acres) of undeveloped land that extends from Buena Creek to the City of San Marcos, and abuts developed lands primarily to the west and north (refer to Figure 1-6). On-site elements include dirt roads and trails, knolls, steep sloping hillsides, remnant orchard, some disturbance due to the keeping of bees and chickens, and native vegetation (the reader is referred to Figures 2.1-3a through 2.1-3c in Subchapter 2.1, Aesthetics, of this EIR). The bulk of the Project site supports native vegetation. Avocados were grown on the northeast portion of the site, and olive production may have occurred on southern portions of the site (individual trees are still present). The roads and trails within the Proposed Project site are used by equestrians, hikers and bicyclists.

The topographic conditions noted above provide panoramic views to the north, west and south from western portions of the site and to the west from the northeastern portion of the site. Views easterly are blocked by the above-described major hill for most of the site and by a smaller hill and developed land uses to the east and north from the eastern portion of the site.

1.5 Intended Uses of the EIR

The type of EIR being prepared is a project-level EIR or an EIR intended to examine the potential environmental impacts of a specific development project (CEQA Guidelines Section 15161).

This project EIR, pursuant to CEQA Guidelines Sections 15160 through 15170, is an informational document that has been prepared to (1) inform public agency decision-makers and the public generally of the significant environmental effects of the Project; (2) identify possible ways to minimize the significant effects; and (3) describe reasonable alternatives to the Project. The decision-makers will consider the information in this EIR, along with comments from agencies and the public, before taking action on the Proposed Project.

For each significant impact identified in the EIR, the agency must make findings, and if appropriate, prepare a Statement of Overriding Considerations if mitigation presented does not reduce impacts to below a level of significance. The County is the lead agency for the Project under CEQA. Responsible agencies, identified in the following subchapter, will use this EIR in their discretionary approval processes.

1.5.1 Matrix of Project Approvals/Permits

This environmental analysis has been prepared to support the discretionary actions and approvals necessary for implementation of the Project. Potential required approvals and permits are listed in the following matrix.

Discretionary Approval/Permit	Approving Agency
General Plan Amendment Specific Plan Tentative Map 5295 Site Plan Detailed Landscape Plan Grading Permit Street Vacation/Street Opening Parcel Rezone (A70 to S88) Deviation for Cleveland Trail Width at Buena Creek Crossing	County of San Diego

Discretionary Approval/Permit	Approving Agency
Right-of-Way Permits Construction Permit Excavation Permit Encroachment Permit Improvement Plans Remandment of Relinquished Access Rights Exploratory Borings, Direct-push Samplers and Cone Penotrometers Permits Blasting Permit	
4(d) Habitat Loss Permit	County of San Diego U.S. Fish and Wildlife Service California Department of Fish and Game
NPDES General Permit for Stormwater Discharges	State Water Resources Control Board/ California Regional Water Quality Control Board
NPDES Municipal Storm Water Permit Compliance	County of San Diego California Regional Water Quality Control Board
General Waste Discharge Permit for Groundwater Extraction Waste Discharges (if necessary)	California Regional Water Quality Control Board
Section 1602 Streambed Alteration Agreement	California Department of Fish and Game
Section 404 Permit	U.S. Army Corps of Engineers
Section 401 Certification	California Regional Water Quality Control Board
Air Quality Permit to Construct	Air Pollution Control District
Water District Approval	Vista Irrigation District
Sewer District Approval	Buena Sanitation District
School District Approval	Vista Unified School Districts

1.5.2 Related Environmental Review and Consultation Requirements

The Project has undertaken meetings with USFWS and CDFG staff during early consideration of Project layout, which was modified in response to information provided at those meetings as described above. In addition, these agencies wrote a joint letter in response to the MND circulated on the Project in 2005. The letter was responded to, and County staff did not receive additional comments from the resource agencies in response to notice of the February 13, 2009 Planning Commission hearing on the Project. Additional input may be received from these agencies, as well as the United States (U.S.) Army Corps of Engineers (ACOE) and the Regional Water Quality Control Board (RWQCB) during the public review period of this EIR as well as during the wetland permitting process.

Ongoing coordination also has been undertaken with the City of San Marcos and City of Vista regarding potential Project-related traffic effects within their respective jurisdictions, and appropriate mitigation. Similarly, each of the public service and utility providers potentially affected by the Project has been contacted (including appropriate schools, water and sewer providers, police and fire services). With regard to fire protection services in particular, coordination has been substantial. The Project contains a number of design elements (both on and off site) required by the VFPD. Coordination with each of these entities will continue as the Project undergoes public review and, ultimately, consideration for approval.

1.6 Project Inconsistencies with Applicable Regional and General Plans

A number of plans apply to the Proposed Project and were considered during the preparation of this EIR. As discussed below, the Project would be consistent with a number of applicable plans; including the: County General Plan, San Diego Regional Water Quality Control Board (RWQCB) Water Quality Control Plan for the San Diego Basin (1994 as amended), Regional Air Quality Strategy (RAQS; Air Pollution Control District [APCD] 2009), State Implementation Plan (SIP; APCD 2007), Regional Transportation Plan (RTP; SANDAG 2007), Congestion Management Program (CMP; SANDAG 2008), and County Habitat Loss Permit (HLP).

General Plan

The Project proposes to cluster 45 residential lots having a minimum lot size of 0.5 acre in the southwest portion of the site. In the General Plan, the Proposed Project is subject to Regional Land Use Element Policy 1.3 Estate Development Area The existing Land Use Designation of (17) Estate Residential is proposed to be changed to (21) Specific Plan. Clustering as used in Policy 1.3 is defined as:

> "a development technique in which buildings or lots are grouped or "clustered," through an on-site transfer of density, rather than distributed evenly throughout the project site as in a conventional subdivision. It is intended that smaller lots shall be clustered on the more level areas in compensation for larger lots on the steeper slopes. The total number of building lots or dwelling units in a cluster development shall not exceed the number which is allowed by the applicable land use designation and zoning."

Policy 1.3 Estate Development Area allows clustering as long as several standards are met. The Project can meet all standards except the following:

> "The minimum parcel size of parcels served by sewers, or a package treatment plant, is one acre. However, where permitted by the applicable community or subregional plan a minimum parcel size of one-half acre may be allowed provided the resultant development can be found to be compatible with the surrounding area and does not exceed the overall density permitted by the existing land use designation and zoning. In areas where the predominant slope exceeds 25% grade, no lot shall be smaller than four acres. Compatibility shall be based on uses, housing types, lot sizes, and any other relevant factors."

Although the Project is in the service area of BSD and would obtain sewer service through that agency, the NCM Subregional Plan is silent concerning the allowance of 0.5-acre lot sizes. The Project therefore includes a General Plan Amendment application to add text to the Subregional Plan that will provide the basic criteria for the Sugarbush Specific Plan that would allow the 0.5-acre lot sizes.

If approved during Board of Supervisors consideration of the Project, the plan to plan inconsistency would be eliminated and the Project would be consistent with the amended plans/zones. Potential environmental impacts associated with the proposed clustered design are evaluated throughout the EIR, with issue-specific discussions in Chapters 2.0 and 3.0.

Water Quality Control Plan for the San Diego Basin

The RWQCB adopted a Water Quality Control Plan for the San Diego Basin (Basin Plan) that recognizes and reflects regional differences in existing water quality, the beneficial uses of the region's ground and

surface waters, and local water quality conditions and problems (RWQCB 1994). The plan is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. The Project site located within the Carlsbad Hydrologic Unit, Agua Hedionda Hydrologic Area, and the Buena Hydrologic Subarea.

The Municipal Storm Water National Pollutant Discharge Elimination System (NPDES) Permit requires the development and implementation of storm water regulations addressing storm water pollution issues in development planning and construction associated with private and public development projects. Specifically, private and public development projects are required to include storm water best management practices (BMPs) both during construction, and in a project's permanent design, to reduce pollutants discharged from the project site to the maximum extent practicable. A detailed Storm Water Pollution Prevention Plan (SWPPP) that would specify BMPs to be applied during construction, and a post-construction management plan is required. Refer to Chapter 3 for more water quality information.

Because the Project would discharge wastewater to a RWQCB-permitted community sewer system and would be required to satisfy (BSD) conditions, the Project would be consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan. Refer to Section 3.1.3 of Chapter 3.0 for more wastewater discharge information.

Regional Air Quality Strategy

The APCD and the San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of ambient air quality standards in the San Diego Air Basin (SDAB). The San Diego County RAQS was initially adopted by the APCD in 1991, and was last updated in April 2009. Since the SDAB is in non-attainment for the state air quality standards for ozone (O_3), the RAQS addresses the APCD's plans and control measures designed to attain the state O_3 standards.

The RAQS relies on information from Air Resources Board (ARB) and SANDAG, including projected growth in the County, mobile, area and all other source emissions, in order to project future emissions and determine from that the strategies necessary for the reduction of stationary source emissions through regulatory controls. The ARB mobile source emission projections and SANDAG growth projections are based on population and vehicle trends and land use plans developed by the cities and by the County. As such, projects that propose development consistent with the growth anticipated by the general plans would be consistent with the RAQS. In the event that a project would propose development that is less dense than that anticipated in the General Plan, the project would likewise be consistent with the RAQS. If a project proposes development that is greater than that anticipated in the General Plan and SANDAG's growth projections, the project would be in conflict with the RAQS, and might have a potentially significant impact on air quality.

The Project is proposing to add 45 single-family residential units in the unincorporated area of the County. The Project is located in the North County East Major Statistical Area, in the San Marcos Subregional Area. The total cumulative housing projected for the San Marcos Subregional Area for 2030, according to SANDAG projections, is an additional 28,401 dwelling units. The Project's projected growth of 45 dwelling units is consistent with the number of units allowed on the site in the General Plan, and is only 0.15 percent of the total growth projected for the Subregional Area. The Project would be consistent with the SANDAG growth projections and, thus, the RAQS.

State Implementation Plan

The APCD has also developed the air basin's input to the SIP, which is required under the federal Clean Air Act (CAA) for areas that are out of attainment of air quality standards (here $O_{3)}$. The SIP includes the APCD's plans and control measures for attaining the O_3 National Ambient Air Quality Standards (NAAQS). The latest SIP update for O_3 attainment was in 2007.

As with the RAQS, the SIP relies on growth information from SANDAG to develop emission inventories and emission reduction strategies that are included in the attainment demonstration for the air basin. The SIP also includes rules and regulations that have been adopted by the APCD to control emissions from stationary sources. These SIP-approved rules may be used as a guideline to determine whether a project's emissions would have the potential to conflict with the SIP and thereby hinder attainment of the NAAQS for O_3. As mentioned above, the Proposed Project is consistent with the growth assumed by SANDAG. Thus, the growth projected for the Project would be consistent with SANDAG's growth model and the Project is considered to be consistent with the SIP.

Regional Transportation Plan

SANDAG adopted the Regional Comprehensive Plan (RCP) in 2004. This plan serves as a foundation for integrating land uses, transportation systems, infrastructure needs and public investment strategies within a regional smart growth framework. The RCP provides the regional vision necessary to prepare for change and meet our future needs. SANDAG's 2030 RTP (2007) is the transportation component of the RCP. The RTP considers the buildout over the next 30 years (based on SANDAG's growth projections) and determines the needed roadway conditions to accommodate future traffic. Specific methods proposed to improve transportation include roadway improvements, and more lanes dedicated to carpools and buses integrated with new, high quality regional transit services. In the Project vicinity, RTP improvements are identified for Mission Road, South Santa Fe Road, South Santa Fe Avenue, Barham Drive, Twin Oaks Valley Road, West Vista Way, SR 78/Smilax interchange, San Marcos Boulevard, and Woodland Parkway interchange. As mentioned above, the Proposed Project is consistent with the growth assumed by SANDAG. Thus, the growth projected for the Project would be consistent with the RTP.

Congestion Management Program

Under state law, SANDAG is responsible for preparing a CMP. The purpose of the CMP is to monitor the performance of San Diego region's transportation system, develop programs to address near-term and long-term congestion, and better integrate transportation and land use planning. The land use component of the CMP requires projects that generate over 2,400 average daily traffic (ADT) to undergo additional review of state highways and regionally significant arterials (including SR 78 in the Project vicinity). As detailed in Subchapter 2.4, Transportation and Traffic, the Project would generate approximately 540 ADT. Therefore, the additional analysis is not required. As previously mentioned, the Proposed Project is consistent with growth assumptions used to develop the CMP.

Habitat Loss Permit

The County adopted the Multiple Species Conservation Program (MSCP) on March 18, 1997 (County 1997) to meet the requirements of the Natural Community Conservation Program (NCCP) Act of 1991 and the federal and California Endangered Species Acts (ESAs). The MSCP is a comprehensive habitat conservation program that addresses multiple species habitats and preserves native vegetation communities within a 900-square-mile (582,243 acres) area in southwestern San Diego County. The Proposed Project, however, does not fall within the limits of the adopted MSCP. Thus, conformance with

the adopted MSCP is not required. Instead, the proposed Project is subject to the requirements of the NCCP and Section 4(d) of the federal ESA for take of Diegan coastal sage scrub. Pursuant to Section 4(d) of the federal ESA, impacts to Diegan coastal sage scrub are limited to five percent of the total acreage occurring within the County as of 1994, and require a Habitat Loss Permit (HLP) pursuant to Habitat Loss Ordinance 8365. The Project falls within the five percent mandate, and no inconsistency with the HLP would occur. The Proposed Project would conform to the goals and requirements of the Habitat Loss Ordinance. Refer to Section 2.2.2.4 of Subchapter 2.2, Biological Resources, for additional details.

The Project also would not preclude or prevent preparation of the subregional NCCP (in this case, the North County MSCP) nor would it reduce the likelihood of survival and recovery of a species in the wild.

1.7 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area

The State CEQA Guidelines (Section 15355) state that a cumulative impact is "the change in the environment which results from the incremental impact of the Project when added to other closely related past, present and reasonably foreseeable probable future projects." Sections 15065 and 15130 of the State CEQA Guidelines require that an EIR address cumulative impacts of a project when the project's incremental effects would be cumulatively considerable; i.e., the incremental effects of the Proposed Project would be "considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects."

This subchapter provides information regarding past, present and reasonably anticipated future projects that could potentially combine with the Proposed Project to result in cumulatively considerable impacts. Projects that were considered for the analysis of cumulative impacts are mapped on Figure 1-8, Cumulative Projects Map, with summary descriptions provided in Table 1-1. The master list of cumulative projects is based on the Project traffic report. The list was compiled early in the discretionary permit review process because of the broad geographic area potentially affected (due to substantial traffic loading along the Interstate- (I-) 15 corridor as well as on state routes and connectors thereto), and the need to identify up front the potential for off-site improvements required as traffic mitigation measures. Cumulative traffic also has ramifications for other environmental analyses (e.g., noise and air analyses are based on traffic modeling, biological and cultural resources could be affected by off-site traffic improvements).

Because the cumulative projects list was compiled beginning several years ago, it is currently known that some project applications have been denied. However, all projects have been retained in the cumulative projects list for the following two reasons: (1) project applicants may redesign previously denied projects and reapply, with potential for similar traffic loading, and (2) although it is fully anticipated that some projects will have been removed when the Proposed Project is considered for approval, it also is anticipated that applications for new projects may be brought forward. This provides a more conservative approach for cumulative project analysis.

The cumulative impacts of the Proposed Project plus related projects are addressed in Chapters 2.0 and 3.0 of this EIR, under each environmental topic. Geographic areas addressed in the cumulative impact analyses vary by environmental issue based on the topic and the anticipated extent of the potential Project contribution to cumulative impacts. The rationale for geographic coverage of each topic is addressed within the topical discussions in the subchapters.

1.8 Growth-inducing Impacts

State CEQA Guidelines Section 15126.2(d), requires that whether or not a project may be growth inducing must be discussed in an EIR. The question to be asked is whether or not a "project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, *in the surrounding environment*" (emphasis added). Included are projects that would remove obstacles to population growth. Examples of these types of actions are cited—including: (1) a "major expansion of a waster water treatment plant," that would thereby allow for more construction in service areas covered by the plant; and (2) actions that could encourage and facilitate "other activities" that could significantly affect the environment.

Typically, the latter issue involves the potential for a project to induce further off-site growth by the expansion or extension of existing services, utilities, or infrastructure. The State CEQA Guidelines further state that "[i]t must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment" (Section 15126.2[d]).

Growth Inducement Due to Construction of Housing

As discussed above, the key growth-inducement issue is the potential for a project to foster economic and population growth or the construction of additional housing in the area surrounding the project under review. Implementation of the Proposed Project would not in itself make it more likely that another housing development would be approved.

The addition of Project residents to this area of the County would, however, incrementally increase the demand for goods and services in the community. Given the small number of homes proposed (45), however, it is not anticipated that new off-site businesses would be supported as a result of Project implementation.

No growth inducement impact is identified based on Project implementation.

Growth Inducement Due to Provision of Public Facilities

The Project would not provide new public service facilities such as schools or parks as part of Project design. A shortfall of schools is identified in Section 3.2.9, Public Services, of Subchapter 3.2; however, routine payment of fees would address this shortfall. Further, surrounding areas proposing development would be required to include recreational facilities or pay fees for the provision of such facilities when they are developed; thereby meeting County park standards and ensuring that these related developments would not be dependent upon the Proposed Project. Accordingly, the Sugarbush Project would only support facility improvements adequate to serve its own residents. This contribution would not result in any excess capacity that might remove an obstacle to growth and result in a growth-inducing impact.

Growth Inducement Due to Provision of Roadway Improvements

The improvement of existing intersections could potentially induce growth if that improvement provides significantly improved accessibility to undeveloped or underdeveloped sites or removes an obstacle to development by providing greater roadway capacity than is needed to serve existing and cumulative development.

In this instance, the Proposed Project would improve existing intersections abutting already developed uses—and anticipated improvements are proposed in direct response to Project direct or cumulative impacts. For improvements planned as part of Project design (the line of sight of the existing Sugarbush

Drive intersection with Buena Creek Road, and the improvement of Cleveland Trail between Buena Creek Road and the Project's western boundary) no obstacles to unplanned development would be removed. Both of these roads dead end on the Proposed Project, and do not extend beyond to provide access to new areas currently undeveloped due to lack of access.

The Project would provide additional paved roadway within part of the Project, as well as retain an existing access easement to two abutting parcels. Retention of the existing easement is not considered growth inducing as it does not allow access to a parcel previously land-locked. Similarly, improved segments would only provide upgraded service to existing abutting parcels and would not open new areas to development in excess of that contemplated by existing plan and zoning. Growth-inducing effects are not identified.

Growth Inducement Due to Extension of Public Utilities

The extension of public water and sewer services into new areas or the increase in capacity of existing facilities is traditionally seen as having the potential to encourage either development of existing, vacant properties adjoining utility improvements, or more intensive use of existing developed lots near these utilities. In the case of the Proposed Project, growth inducement due to Project upgrades is not likely to occur because utilities are already available in the Project area, serving other existing nearby development.

As noted above, existing water lines are located in Buena Creek Road, Lone Oak Lane and existing Sugarbush Drive. The Project would loop those lines through the Proposed Project, but would not extend new service to off-site, currently undeveloped areas. Similarly, the existing sewer line located along Buena Creek Road would be extended to the Project site and looped through the development as required by the BSD in accordance with their existing master plan. Given these considerations, no growth inducement would occur due to extension of water or sewer lines.

Growth Inducement Due to Land Use Policy Changes

To develop the Proposed Project, amendments to several land use policies would be necessary. Such amendments include elements of the NCM Subregional Plan and Zoning Ordinance. In terms of CEQA analysis, changes to land use policies may be interpreted as inducing growth if the effect of those policy changes extends beyond the specific project or creates a precedent that could ultimately induce growth. The Project does not increase density over that allowed by the current General Plan land use designation or zoning. The Project does propose clustering on smaller lots than currently allowed. The proposed development does not set a precedent for surrounding areas to develop in a more dense manner than currently allowed by the General Plan and zoning. No growth-inducing effect is identified.

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Table 1-1
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts[1]
1	Kirkorowicz TPM	TPM 20986	County of San Diego	P	RES	2 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
2	Kuehn, Garrett	TPM 20633	County of San Diego	P	RES	2 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
3	Polo Club	MUP 92-019-02, TM 4736	County of San Diego	P	RES	Original project included 165 residential units. More current project included vacation of 0.03 acre existing CSS open space easement.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
4	Biernacki TPM	TPM 20836	County of San Diego	A	RES	2 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
5	Collins, Gary	TPM 20640	County of San Diego	A	RES	3 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
6	Brisa Del Mar	TM 5492	County of San Diego	P	RES	22 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water, Quality, & Biology.
7	Mustafa TPM	TPM 20811	County of San Diego	P	RES	4 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
8	Goodnight Ranchos TPM	TPM 21001	County of San Diego	P	RES	2 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
9	Robinson TPM	TPM 21105	County of San Diego	P	RES	4 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
10	Gagavalli TPM	TPM 21101	County of San Diego	P	RES	2 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.

Table 1-1 (cont.)
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts
11	Cal-a-Vie	P82-072 WM	County of San Diego	A	COM	14,800 sf office, health spa, pool, morning room w/ rooftop deck, covered patio. W1M4: Approved September 2006, added a 1200 square-foot meditation room to the project site. No impacts. W1M5: Approved April 2007, added 6 handicap parking spaces and handicap ramp to a parking lot. No impacts.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
12	Tran Tentative Parcel Map	TPM 20835	County of San Diego	A	RES	Subdivide 16.88 acres into 4 lots plus 1 remainder.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology, & Aesthetics.
13	Castle Creek Condominiums	TM 5514, GPA 06-011, SPA 06-007, REZ06-013	County of San Diego	P	RES	Construct 63 condo units on a site where 417 single-family residences already exist.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Aesthetics.
14	McBride TPM	—	County of San Diego	P	RES	2 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
15	Tapestry Meadows	P06-061	County of San Diego	P	Equestrian Center	30-horse boarding facility offering horse training and horsemanship lessons.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Hazardous Materials.
16	Fitzpatrick TPM	TPM 20842	County of San Diego	A	RES	4 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
17	Woodhead Minor Residential	TPM 20541	County of San Diego	UR	RES	A subdivision of 12.54 acres into 4 residential units.	Biology.
18	The Oaks	TM 5174, TPM 20453RPL	County of San Diego	UR	RES	A subdivision of 7.25 acres into 14 single-family residential units, with the remaining area to be used for access roads and open space to preserve oak trees and rock outcrops.	Biology, Hydrology, & Traffic.
19	Odell	TPM 20409	County of San Diego	A	RES	Development of 2 residential units within 11 acres.	Air Quality, & Traffic.

Table 1-1 (cont.)
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts
20	Beauvias TM	—	County of San Diego	P	RES	7 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
21	Wilkes Road TPM	TPM 20779	County of San Diego	W	RES	5 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
22	National Quarries	—	County of San Diego	P	Mining	The project involves reclamation of vested mining operation within a 210-acre site. Mining operations area planned to continue at the site for approximately 75 years or until resource depletion occurs.	Biology & Aesthetics.
23	Canyon Hills	TM 5313	County of San Diego	P	RES	The construction of 212 condominium timeshare units with open space and recreational uses within 20.89 acres.	Aesthetics, Air Quality, Biology, Cultural, Hazards, Hydrology, Geology, Land Use, Noise, & Traffic.
24	Brooks & Kiersey Driveway	ER 04-02-014	County of San Diego	A	RES/ driveway	Development of a driveway opening for personal access along a private road. Project consists of 24.16 acres.	No Impact.
25	Champagne Gardens	SP 94-002	County of San Diego	A	VC/GS	Development of various visitor serving commercial uses within 84.91 acres, including a gas station/mini-mart, motels, specialty retail, parking structure, 1,200 seat amphitheater, conservatory, gardens, restaurants, resort, bed & breakfast inn, winery, and ancillary uses.	Aesthetics, Biology, Hydrology, Noise, & Traffic.
26	Welcome View	TPM 20441	County of San Diego	A	RES	A subdivision of 8.04 acres into 2 parcels of 4.01 and 4.03 acres.	Aesthetics, Biology, & Hydrology.
27	Garden Villas	TM 5134	County of San Diego	UR	RES	The development of 148 residential condominium units, and two open space lots. The project proposed to grade 20 acres of the 49-acre site.	Aesthetics, Biology, Noise, & Traffic.
28	Rim Rock	SPA 86-001, TM 4605	County of San Diego	UC	RES	Development of four single-family residential units within 20.5 acres. In addition, 20.4 acres would be preserved as open space.	Biology.

Table 1-1 (cont.)
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts
29	Charles Froehlich TM	TM 5494	County of San Diego	P	RES	6 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
30	The Vineyards Specific Plan	PC19-055	City of Vista	UR	Mix-Use (Res/Co m)	Development of 59 single-family residential units and 46 live/work lofts, within 15.9 acres.	Unknown.
31	Foothill Oak Elementary	N/A	Vista Unified School District	B	PF	The development of a school with a student capacity of 750 students within 11.37 acres.	No Impacts.
32	Craftsman Condominiums	PC24-017	City of Vista	UR	RES	The development of 42 condominium units within 3.12 acres.	Unknown.
33	Grandview Road 13-Lot Residential Subdivision	PC12-038	City of Vista	P	RES	The development of 13 single-family residential lots, public and private streets, utility and drainage improvements, and associated site improvements within 8.27 acres.	Biology, Cultural, Hazards, & Hydrology.
34	Twin Oaks Valley Water Treatment Plant	—	Valecitos Water District	—	IND	Water treatment plant to provide additional capacity.	Geology, Air Quality, Traffic, Noise, Hydrology/ Water Quality, Hazardous Materials, Aesthetics, & Utilities.
35	Merriam Mountains Specific Plan	GPA 04-06, SP 04-06, R04-013, TM 5381, S04-035, S04-036, S04-037, S04-038	County of San Diego	UR	SP	Master-planned community with residential, commercial, recreational and open space land uses. Maximum of ~~2,391~~2,630 units within the 2,320-acre Specific Plan area.	Aesthetics, Biology, Hazards, Mineral Resources, Public Services/Utilities, Agricultural Resources, Cultural Resources, Hydrology/Water Quality, Noise, Recreation, Air Quality, Geology/Soils, Land Use/Planning, Population/Housing, & Transportation/Traffic.
36	Villas on the Green	TM 5326, P 83-060 m3	County of San Diego	P	RES	A subdivision of 14.8 acres into 146 condominium timeshare units with open space and recreational areas.	Aesthetics, Biology, Geology, Hydrology, & Traffic.
37	Raisigel/ Fejeran	TPM 20290	County of San Diego	A	RES	A subdivision of 13.87 acres into 4 lots.	Aesthetics, Air Quality, Biology, Geology, Noise, Population, & Housing.

Table 1-1 (cont.)
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts
38	Hidden Meadows II	SPA 99-002, TM 5175 RPL	County of San Diego	UC	RES	Development of 854 single-family residential units on approximately 675.1 acres.	Aesthetics, Biology, Cultural, Geology, Hydrology, Land Use, & Traffic.
39	Paradigm	PRE-APP-06-231 PAA 06-004	County of San Diego	P	RES	Subdivision for approximately 125 homes.	Biology.
40	Rancho Minerva	—	Vista Unified School District	UC	PF	The development of a school with a student capacity of 1,200 students located within 27 acres. This project is anticipated to be developed and operating by Fall of 2006.	Aesthetics, Biology, Cultural, Geology, Noise Traffic, & Cumulative.
41	San Clemente TSM	N/A	City of Vista	Exempt	RES	5-lot residential exempt within 4.59 acres.	No Impacts.
42	Meadows 35	TPM 20398RA	County of San Diego	A/ Expired	RES	A subdivision of 35.6 acres into 4 residential lots.	Aesthetics, Biology, Noise. & Traffic
43	Rimmelspach Subdivision	TM 5523	County of San Diego	P	RES	6 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/ Water Quality, Aesthetics.
44	Black TM	TM 5113	County of San Diego	UR	RES	A subdivision of 14.5 acres into 11 residential units.	Biology, Noise, & Cultural.
45	Piro/Ciba TMs	TPM 20558, TPM 20566	County of San Diego	A	RES	Development of three residential units within 5.91 acres.	Biology, Cumulative, & Hydrology.
46	Choi TM	TM 5264 RPL3	County of San Diego	UR	RES	A subdivision of 107.1 acres into 9 residential lots.	Biology & Hydrology.
47	Arend Brouwer	TPM 20327 RPL1	County of San Diego	A	RES	A subdivision of 25.29 acres into four residential lots and one open space lot.	Unknown.
48	Hidden Meadows	TPM 20226 TE	County of San Diego	A	RES	A subdivision of 18.1 acres into 4 single-family residential lots and 2 open space easements.	Biology.
49	Washington Meadows	TM 5335	County of San Diego	UR	RES	A subdivision of 5.6 acres into 12 residential lots.	Agricultural, Biology, Noise. & Traffic.
50	Monte Vista Drive TSM	PC2-090	City of Vista	UR	RES	The development of 21 residential lots within 8.26 acres.	Unknown.

Table 1-1 (cont.)
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts
51	Monte Vista Drive 8-Lot Tentative Subdivision Map	PC2-073	City of Vista	P	RES	The development of 8 residential lots, a private street, utilities, and associated site improvements on 6.47 acres.	Biology & Noise.
52	Vista Irrigation Pipeline Access	—	Vista Irrigation District	F	Utility	This project is a reasonably foreseeable future project. Vegetation (i.e., chaparral) has grown in the easements that contain the current cross-county pipelines. In order to access these lines, vegetation may have to be removed. Environmental review will be done in the future.	No Impacts.
53	Plamondon TPM/Emma Estates	TPM 20469	County of San Diego	A	RES	Minor lot subdivision of 4.54 acres into three residential lots.	Steep Slopes.
54	Via Conca D'Oro Residential	TM 5132	County of San Diego	UR	RES	Development of 6 residential lots within 6.6 acres of land.	Biology. & Hydrology.
55	Merriam West Ranch	TM 5283	County of San Diego	UR	RES	Development of 33 residential units within 147.02 acres of land.	Agricultural, Biology, & Traffic.
56	Twin Oaks Farm	AD 01-021	County of San Diego	A	Ag/Barn Storage	The development of a 6,560 sf metal/wood stable building for an office and various equestrian facilities, and a 3,200 sf hay barn.	Biology.
57	Rimsa TM	TM 20660	County of San Diego	A	RES	Minor subdivision of 12.5 gross acres of land into two residential parcels.	Aesthetics.
58	TERI	P 02-019	County of San Diego	A	Multi-use therapeutic center	Construction of a support building, which would consist of an administration building, research and education buildings, aquatic/therapy/recreation center, multipurpose gymnasium, an agricultural/vocational/maintenance building, and green house Residential development within 19.68 acres.	Biology & Traffic.

Table 1-1 (cont.)
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts
59	Pizzuto	TPM 20846	County of San Diego	A	RES	A subdivision of 41.1 acres into 3 residential lots.	Biology.
60	Heritage Valley Estates	TM 4967	County of San Diego	A (currently under time extension)	RES	A subdivision of 31.3 acres into 10 residential lots.	Biology & Cumulative.
61	Mountain Gate	SPA 00-001, TM 5193	County of San Diego	A (under time extension until 11-2-05)	RES	A residential subdivision of 694 acres into 159 residential lots and 7 open space lots.	Aesthetics, Agriculture, Biology, Geology, Utilities, & Traffic.
62	Hannalei Elementary	N/A	Vista Unified School District	B	PF	The development of a school with student capacity of 750 students, within 11.23 acres.	Aesthetics, Cultural, Hydrology, Noise, & Traffic.
63	Tai Estates	TM 5409	County of San Diego	P	RES	6 residential units and approximately 25 acres of open space on 46.87 acres.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, & Hydrology/Water Quality.
64	Leese Property	TPM 20384	County of San Diego	A	RES	3 residential units on 8.3 acres.	Biology.
65	Kawano Subdivision	—	County of San Diego	UR	RES	Subdivide 10.27 acres into 8 residential lots.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, & Hydrology/Water Quality.
66	Fredas Hill	TM 5308	County of San Diego	A	RES	Development of approximately 21.65 acres into 13 single-family residential lots.	Air Quality, Biology, & Traffic.
67	Casa de Amparo Group Care Facility	P 03-004	County of San Diego	A	MU	Development of a residential group care facility for teenagers, adolescents, toddlers, and infants on 11.4 acres. Includes cottages, an administration building, a kitchen/dinning building, development center, library, academics building, and warehouse.	Agricultural, Cultural, Paleontology, Noise, & Traffic.

Table 1-1 (cont.)
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts
68	Sycamore/ Cox	TSM 430; MF 1161, GV	City of San Marcos	B	RES	A 19.4-lot subdivision into 18 1-acre residential lots, each fronting a private road.	Aesthetics, Hydrology, Population & Housing, Public Services, & Traffic.
69	Walnut Grove Park	MF 1251, CUP 02-550	City of San Marcos	B	REC	An approximate 46-acre community park for equestrian and recreational activities.	Biology & Cultural Resources.
70	Discovery Valley Equestrian & Canine Center	ND 03-676, MF 1327, CUP, PZ 03-16	City of San Marcos	A	COM	Equestrian center for 197 horses and canine daycare for 96 dogs. Site consists of 5 parcels within 23.56 acres.	Aesthetics, Air Quality, Geology, Hazards, Hydrology, Noise, Public Services, Recreation, & Traffic.
71	LantisMinor Subdivision	TPM 20402	County of San Diego	A	RES	3 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology, Aesthetics, & Utilities.
72	San Marcos Highlands	TSM 408 SPA	City of San Marcos	D	RES	A Specific Plan Modification and Tentative Subdivision Map for 230 single-family residential lots on 60.3 acres; the remaining 159 acres would be set aside as open space.	Biology, Cultural, Geology, Hazards, Hydrology, Noise, Public Services, Recreation, & Utilities. Note: This project has been denied and is not expected to proceed. Therefore, no impacts would occur.
73	Malone Street	TSM 412	City of San Marcos	A	RES	Construction of 14 residential lots within 36.5 acres.	Biology, Hydrology/Water Quality, & Public Services.
74	Del Roy Drive (aka Dove Glen)	TSM 398	City of San Marcos	B	RES	A subdivision of 20.3 acres into 36 single-family residential (15,000 sf) lots.	Air Quality, Biology, Hydrology/Water Quality, & Public Services.
75	Mulberry	TSM 414, CUP 03-593	City of San Marcos	B	RES	A subdivision of 22 acres into 33 single-family lots with one open-space lot. This project also includes a conditional use permit (CUP) for the operation of a rock crusher.	Aesthetics, Air Quality, Geology, Hydrology, Land Use, Noise, Public Services, Traffic, & Utilities.
76	Kachy	TSM 459	City of San Marcos	A	RES	A subdivision of 9.54 acres into 9 residential lots averaging approximately 1 acre each.	Unknown.
77	Richland Estates	TPM 20481	County of San Diego	A	RES	A subdivision of 4.47 acres split into 3 residential lots.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Utilities.

Table 1-1 (cont.)
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts
78	Roger Estate	—	County of San Diego	P	RES	4 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities.
79	Orchard Hills GPA	TM 5533, GPA 07-006, REZ 07-003	County of San Diego	UR	RES	Subdivide a 12.54-acre parcel into 23 residential lots.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Land Use.
80	Jack Biery	TR 950	City of Escondido	D/W	RES	6 single-family residential units.	Note: This project has been denied or withdrawn, and would not incur impacts.
81	Reidy Creek	N/A	Escondido School District	UC	PF	The development of a school within 11.88 acres. The school is anticipated to have a capacity of 850 students.	Aesthetics, Biology, Cultural, Geology, & Noise.
82	Innovative Communities	TR 916, 2005-03-AN, 2005-17-PZ/PD/DA	City of Escondido	A	RES	34 single-family residential units on 17.2 acres of the 19-acre site.	Biology, Cultural, & Traffic.
83	Larry Templeton	TR 938	City of Escondido	P	RES	5 single-family residential units.	Biology. Impacts related to other issue areas are unknown. Note: No CEQA document has been prepared. From reviewing the technical report, it is obvious that biological impacts would potentially occur.
84	Cornerstone Engineering	TR 928	City of Escondido	D/W	RES	14 single-family residential units.	Note: This project has been denied or withdrawn, and would not incur impacts.
85	Hidden Valley Ranch (aka Hallmark)	TR 932, 2005-47-PZ/PD/DA/GE, 2005-GPA, 2001-05-AN, ER-2005-34	City of Escondido	A	RES	179 single-family residential units with associated trail system and reservoir on 149.9 acres.	Water, Traffic, Aesthetics, Biology, Hazards, Agriculture, Cultural, Hydrology/Water Quality, Noise, & Land Use/Planning.
86	Rincon Escondido	TR 892 2004-06 AN, ER-2004-48, 2004-52-CZ/PD/GE/PZ/DA	City of Escondido	A	RES	41 single-family residential units.	Traffic, Biology, & Hazards.

Table 1-1 (cont.)
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts
87	Windy Way Residential	TSM 429, CUP 01-511, MF 1158, Rezone, GV	City of San Marcos	B	RES	A subdivision of 21.12 acres into 39 single-family lots with 2 open space lots containing a total of 12.9 acres.	Aesthetics, Biology, Geology, Hydrology, Noise, & Public Services.
88	Mulberry/Rose Ranch	TSM 428, CUP 01-589, ND 01-589	City of San Marcos	B	RES	Development of 96 single-family residential units within approximately 46 acres of land. Other project components include 4.5 acres of park lands and off-site infrastructure improvements.	Geology, Hydrology, Noise, Public Services, & Traffic.
89	Rose Ranch	TSM 401	City of San Marcos	B	RES	A subdivision of approximately 45.2 acres into 36 single-family residential (20,000 sf) lots.	Air Quality, Hydrology/Water Quality, & Public Services.
90	Meadowbrook Village	TR 864; ER 2002-25; 2002-69-CUP; 2003-43-DP/DA; PM 2003-20, 2002-69-CUP, 2003-02-GPA	City of Escondido	UR	RES	The development of an assisted-living, residential care facility accommodating 143 units. The project includes a 57,615 sf congregate care facility; a 19,348 sf skilled nursing/Alzheimer unit; a windmill, barn/ maintenance building; club house and aquatic center; 65 semi-independent units; and 293 parking spaces. Total project area consists of 25 acres.	Biology, Hazards, Hydrology, Noise, & Traffic.
91	BHA Inc	TR 955	City of Escondido	D/W	RES	19 single-family residential units.	Note: This project has been denied or withdrawn, and therefore would not incur impacts.
92	RMCI Group	TR 889, ER 2004-24, 2004-44 GE/DA, 2004-02 AN	City of Escondido	UC	RES	16 single-family residential units on 4.6 acres.	Traffic, Biology, Hazards, & Utilities/Public Services.
93	Merit Group	TR 894, ER-2004-31	City of Escondido	A	RES	11 single-family residential units on a 3.2-acre site.	Traffic, Biology, Cultural, & Hazards.
94	Cornerstone Engineering	TR 927	City of Escondido	D/W	RES	32 single-family residential units.	Note: This project has been denied or withdrawn, and would not incur impacts.

Table 1-1 (cont.)
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts
95	Palomar College – San Marcos Master Plan	—	City of San Marcos	P	CC	Expansion of up to 25,000full-time equivalent students.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Utilities.
96	Mission Road	TSM 432, MF 1172, CUP 03-614	City of San Marcos	UC	RES	Development of 119 single-family residential units and 9 common and open space lots, within 53.62 acres.	Aesthetics, Biology, Cultural, Geology, Hydrology, Land Use, Public Services, Recreation, Traffic, & Utilities.
97	Glendale	TSM 427, CUP 01-502, GV 01-53, MF 859	City of San Marcos	B	RES	A subdivision of 37.75 acres into 83 single-family lots and 4 open space lots.	Biology, Noise, Traffic, Visual, & Public Services.
98	Windy Way Industrial	SP 81-04	City of San Marcos	B	IND	The consolidation of two existing industrial lots into one industrial parcel for the construction of five new industrial buildings within 4.42 acres of land.	Aesthetics, Air Quality, Hazards, Hydrology, & Traffic.
99	Woodward/ Borden Condos	TSM 440, ND 03-658, CUP	City of San Marcos	B	RES	The proposed project is an infill multifamily project. Project entails a TSM for 2 lots. Multifamily Site Development Plan and a CUP for a Planned Residential Development for the construction of 58 attached condominiums on 7.04 acres.	Aesthetics, Air Quality, Biology, Geology, Hydrology, Land Use, Noise, Public Services, Recreation, Traffic, ,& Utilities.
100	Vineyard/ Shirley	TSM 434	City of San Marcos	B	RES	Development of 19 detached single-family lots and 2 common open space lots on 3.44 acres.	No Impacts.
101	Proposed Fire Station #3	ER 2005-26	City of Escondido	F	PF	Development of 1.66 acres into a new fire station.	Noise & Biology.
102	Tract 868	TR 868	City of Escondido	UC	RES	The development of six detached, two-story, single-family residential units within 82,474 sf.	Noise.
103	River Village Apartments	TR 906	City of Escondido	D/W	RES	123 condo conversion units.	No Impacts. Note: This project is Categorically Exempt under CEQA. Also, this project has been denied or withdrawn.

Table 1-1 (cont.)
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts
104	Residence Inn	SDP 07-330, MF 1641	City of San Marcos	UC	COM	112 hotel rooms.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities, & Biology.
104	Palomar Station	MF 1392, GPA, Rezone	City of San Marcos	A	MU	333 units, 9,800 sq. ft. office 53,680 sf commercial.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Hazardous Materials, & Utilities.
105	Liberty Drive	—	County of San Diego	P	RES	3 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Utilities.
106	Liberty Lane	TSM 419, CUP 03-616	City of San Marcos	B	RES	A subdivision of 9.06 acres into 39 single-family residential lots.	Aesthetics, Air, Quality, Biology, Land Use, Noise, & Public Services.
107	Richmar Avenue Retail	SDP 02-0236, MF 1267, SDP	City of San Marcos	B	COM	The development of a 26,553 sf single-story retail building on 4.83 acres.	Aesthetic, Air Quality, Biology, Geology, Hydrology, Public Services & Traffic.
109	Mission and Vineyard Retail Center	—	City of San Marcos	P	MU	38,000 sf neighborhood commercial.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Hazardous, Materials, & Utilities. Note: This project is not approved and the project proponent is not moving forward with this project. No environmental document has been prepared to date and none is expected to be prepared at this time.
110	Vineyard	TSM 413	City of San Marcos	B	RES	Development of 7 residential lots ranging from 1.03 to 3.77 acres in size. Primary access to the site will be provided by a private street with access off of Mission Road.	Aesthetics, Air Quality, Biology, Geology, Hydrology, & Public Services and Utilities.
111	Hollandia Project	—	San Marcos School District	P	PF	The project would develop 6.3 acres of residential uses, 16.6 acres of commercial uses, 25.6 acres of community parks, and 44.2 acres for the Mission Hills High school. Total site consists of 121 acres.	Aesthetics, Air Quality, Biology, Cultural, Geology, Hazards, Hydrology, Land Use Noise, Public Services, Traffic, & Utilities.

Table 1-1 (cont.)
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts
112	Mountain Meadow TM	TM 5468	County of San Diego	P	RES	11 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Biology.
113	Premier Coastal Development	TR 907	City of Escondido	UC	RES	70 condo conversion units.	No Impacts. Note: This project is Categorically Exempt under CEQA.
114	Civic Center Marketplace	MF 1589, SDP, TPM, SPA, GPA, Rezone, CUP	City of San Marcos	A	COM	141,410 sf large office, 48,400 sf large office, 5,000 restaurant.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Utilities.
115	Civic Center Plaza	MF 1554, SDP 05-307	City of San Marcos	B	COM	20,000 sf retail.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Utilities.
116	Civic View Corporate Center	MF 1557	City of San Marcos	B	COM	99,500 sf standard office.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Utilities. Note: No environmental document available.
117	Campus Pointe Office Building	MF 1599, GPA, SPA, SDP	City of San Marcos	A	COM	112,000 sf large office building.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Utilities.
118	High Tech High	—	City of San Marcos	P	SCH	380 student high school 330 student middle school.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Utilities.
119	Park Place South	TPM 664, SDP 06-324, MF 1613, CUP 07-726	City of San Marcos	B	MU	15,000 sf medical office 15,000 sf standard office.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Hazardous Materials, & Utilities. Note: A Categorical Exemption was obtained for the proposed expansion.
120	San Marcos Creek Specific Plan	MF 1171, GPA, Rezone	City of San Marcos	A	MU	2,300 units, 512,000 sf office, 1,100,000 sf commercial.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Land Use, Hazardous Materials, & Utilities.

Table 1-1 (cont.)
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts
121	University Medical and Office Park	MF 312, CUP, SDP, SPA	City of San Marcos	P	MU	390,000 sf medical office, 80,000sf hospital, 600,000 sf standard office.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Land Use, Hazardous Materials, & Utilities. Note: This application has not been completed and no environmental document is available.
122	Kaiser Permanente	MF 459, Annex to CFD	City of San Marcos	UC	HLTH	690,000 sf hospital.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Land Use, Hazardous Materials, & Utilities.
123	University District Specific Plan	—	City of San Marcos	P	MU	2,600 residential units, 800 units of student housing, 450 hotel rooms, 750,000 sf general office, 300,000 sf medical office, 1,000,000 sf mixed use retail, 13.9 acre park/developed open space, 30,000 sf community/civic use.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Utilities. Note: No environmental document available.
124	Urban West Strategies	MF 1321	City of San Marcos	A	COM	106 multi-family units 12,000 sf retail.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Land Use, & Utilities.
125	CSUSM – Phase II	—	City of San Marcos	P	CC	3,700 FTE university.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, & Utilities.
126	Hansen Aggregate	MF 1045, TSM 418	City of San Marcos	PE	RES	300 single-family units.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities, & Minerals. Note: The permits for this project has expired, and no proponent has pursued new permits. Therefore, this project is not expected to be completed and no impacts are expected to occur.
127	Palomar College – Fallbrook	—	County of San Diego	P	CC	8,500 students.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, & Hydrology/Water Quality.
128	West Lilac Farms	TM 5276	County of San Diego	UR	RES	28 residential units.	Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/ Water Quality, & Biology.

Table 1-1 (cont.)
CUMULATIVE PROJECT LIST

No.	Project Name	Project Number	Jurisdiction	Status	Type of Project	Project Characteristics	Project-related Impacts
129	University Heights Specific Plan	SP	City of San Marcos	P	MU	522 single-family units 679 condominiums 32,000 sf special realty.	Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Hazardous Materials, & Utilities. Note: No environmental document is available.
No Projects were identified within the cumulative study area.			Valley Center Municipal Water District				
No Projects were identified within the cumulative study area.			Vista Municipal Water District				
No Projects were identified within the cumulative study area.			Rincon del Diablo Municipal Water District				
No Projects were identified within the cumulative study area.			Rainbow Municipal Water District				

[1]Identified impacts are project-specific potential impacts; refer to individual environmental discussions in Chapters 2.0 and 3.0 this EIR for information on which projects were included in the cumulative analyses for each environmental topic.

A = Approved; AD=Administrative Permit; AG = Agriculture; AN=Annexation; B = Built; COM = Commercial; CUP= Conditional Use Permit required; D=Denied; DA=Development Agreement; D/W=Denied or Withdrawn; ER=Environmental Review required; F = Future; GE=Grading Exemption; GPA=General Plan Amendment required; GV=Grading Variance; HLTH = Health Services; IND = Industrial; MF=San Marcos Master File number; MU = Mixed Use; N/A = Not Applicable; ND=Negative Declaration or Mitigated Negative Declaration number; P = Planned/Pending or Major Use Permit; PE=Permits Expired; PF = Public Facility; PZ=Pre-zone; REC = Recreation; RES = Residential; SDP=Site Development Plan required; SP=Specific Plan; SPA=Specific Plan Amendment; TM=Tentative Map; TPM=Tentative Parcel Map; TSM=Tentative Subdivision Map; UC = Under Construction; VC/GS = Visiting Commercial/Gas Station; UR = Under Review

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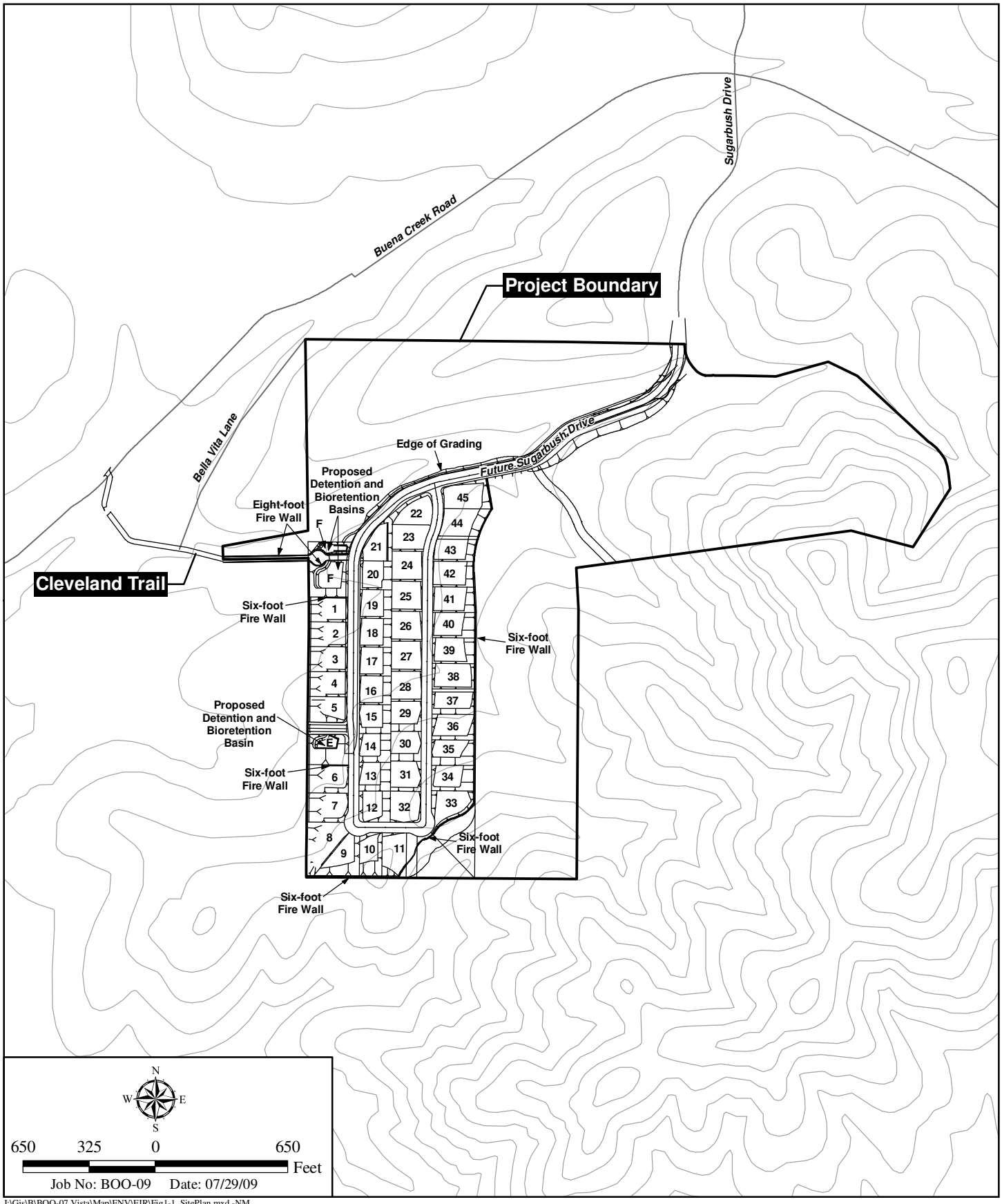

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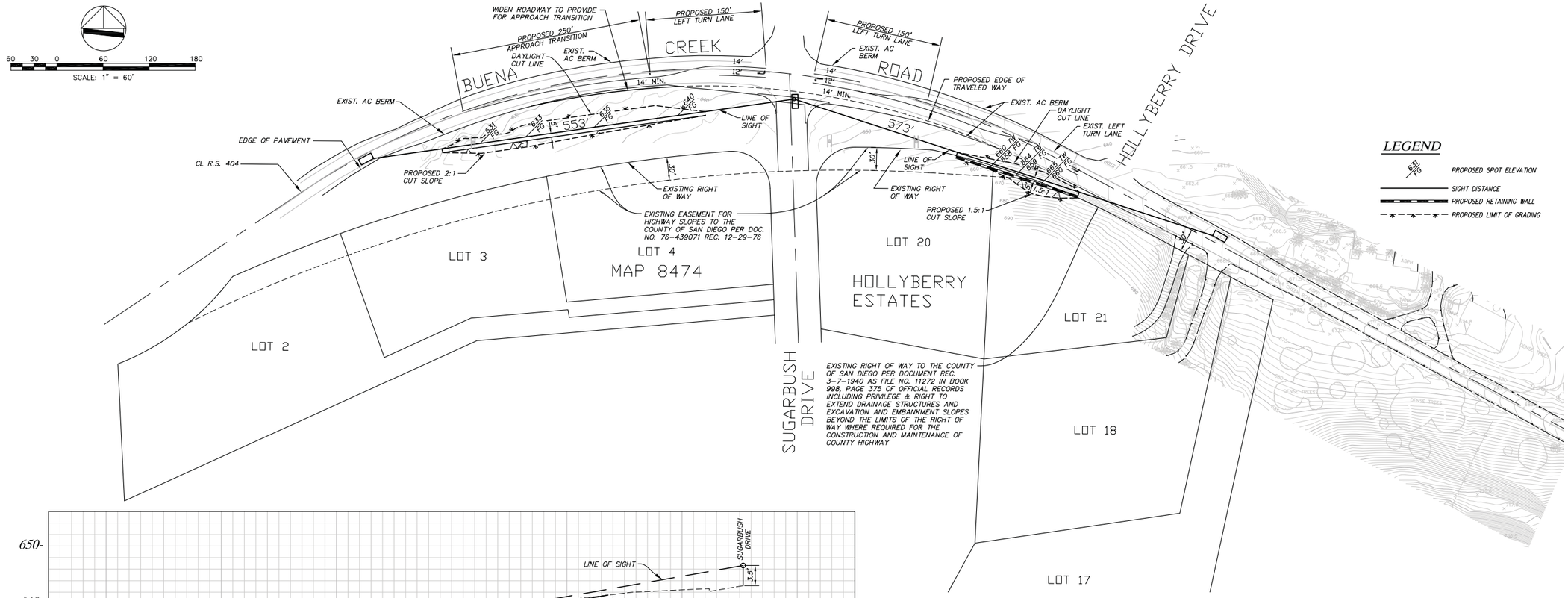
Site Plan

SUGARBUSH RESIDENTIAL PROJECT

Figure 1-1



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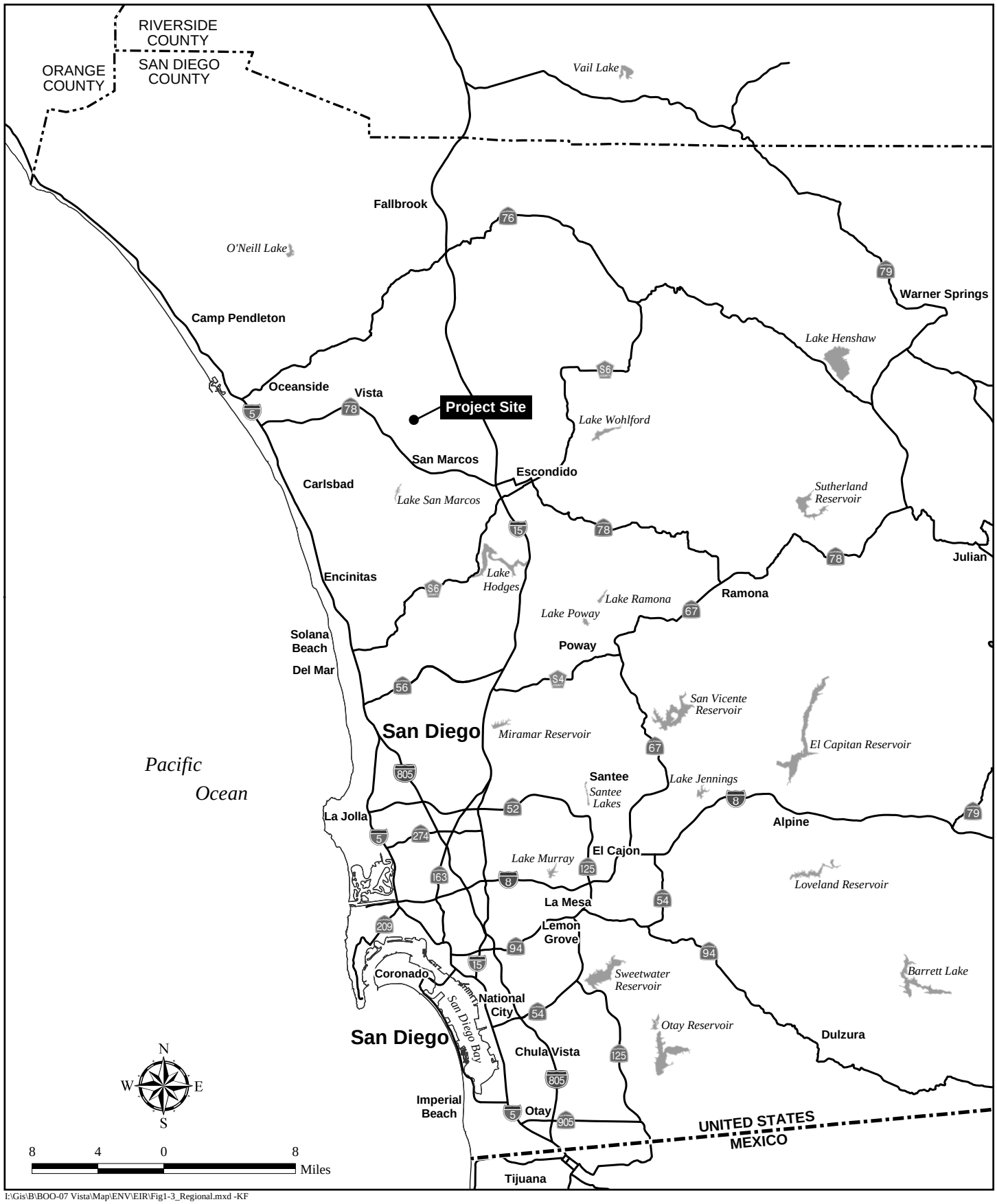
Buena Creek Road Sight Distance Improvements

SUGARBUSH RESIDENTIAL PROJECT

Figure 1-2



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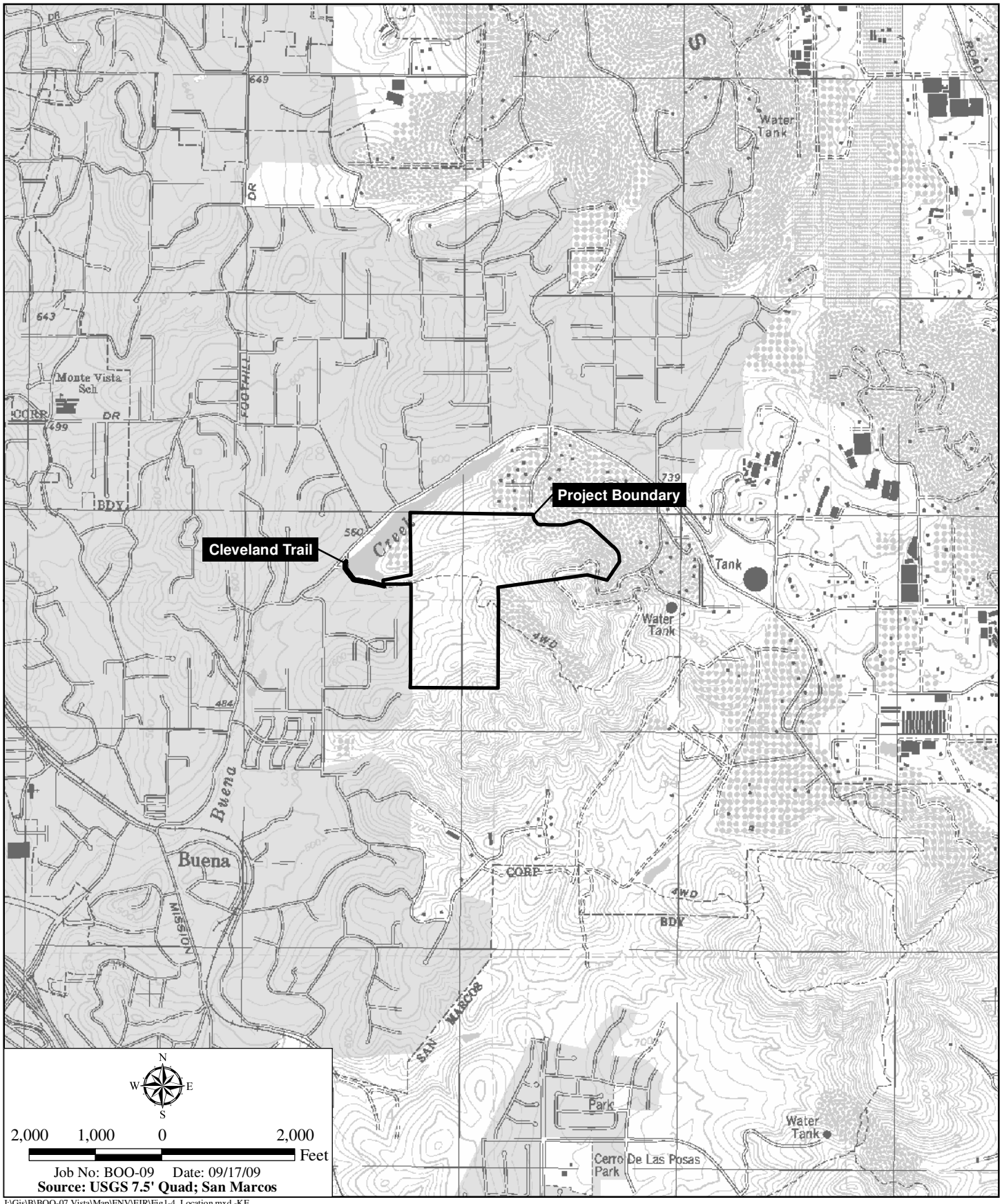
Regional Location Map

SUGARBUSH RESIDENTIAL PROJECT

Figure 1-3



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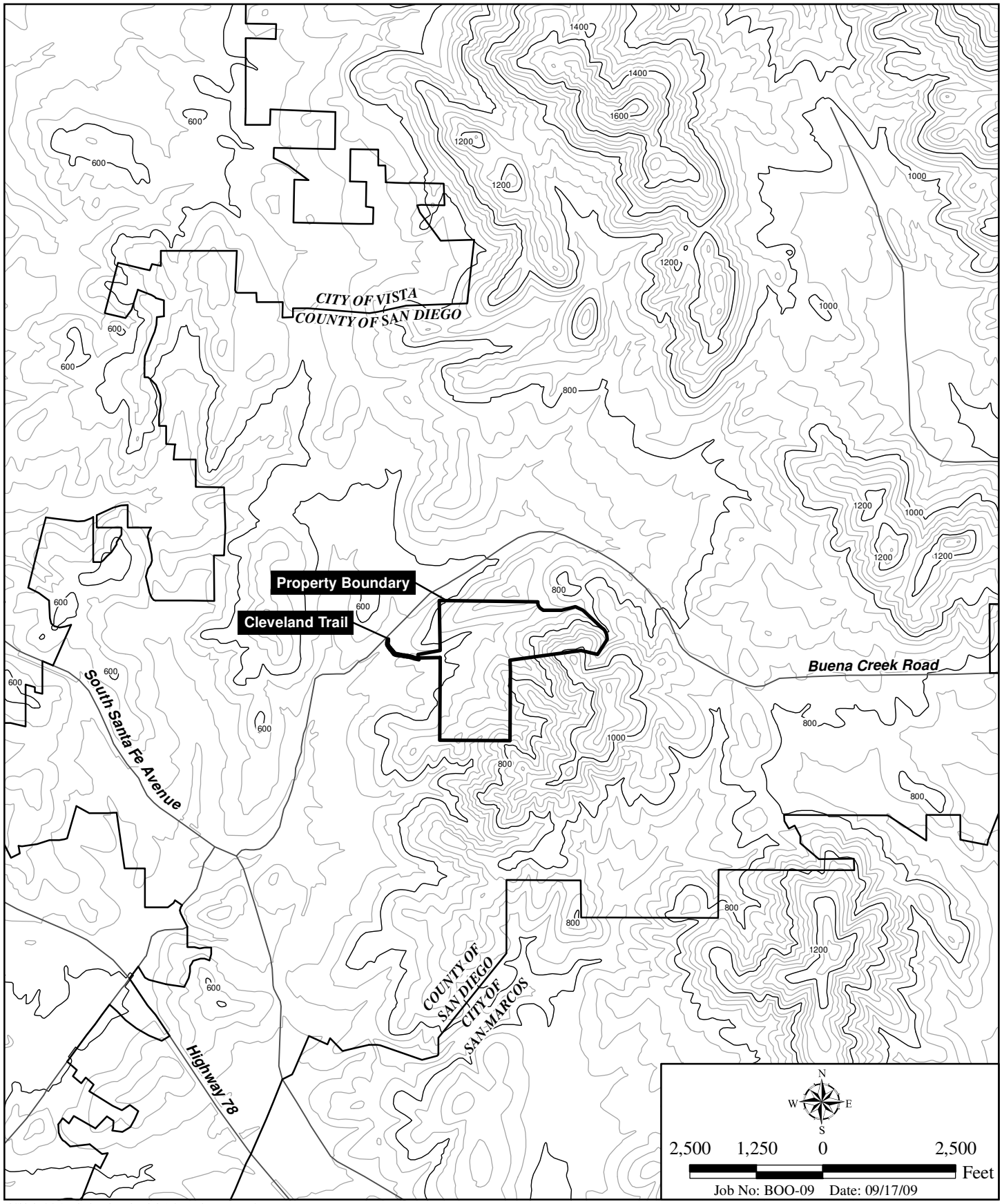
Project Location Map

SUGARBUSH RESIDENTIAL PROJECT

Figure 1-4



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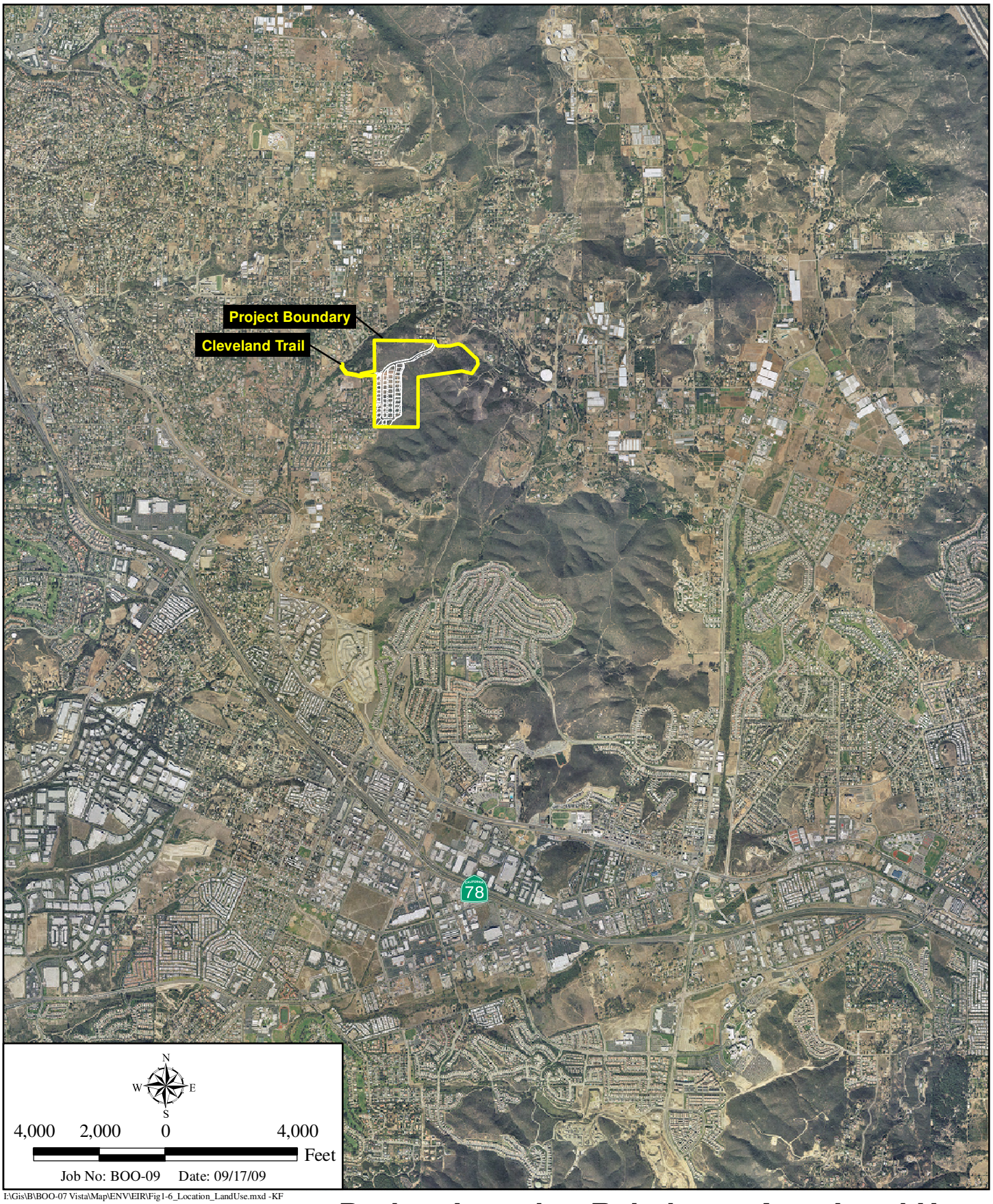
Site Location With Topography

SUGARBUSH RESIDENTIAL PROJECT

Figure 1-5



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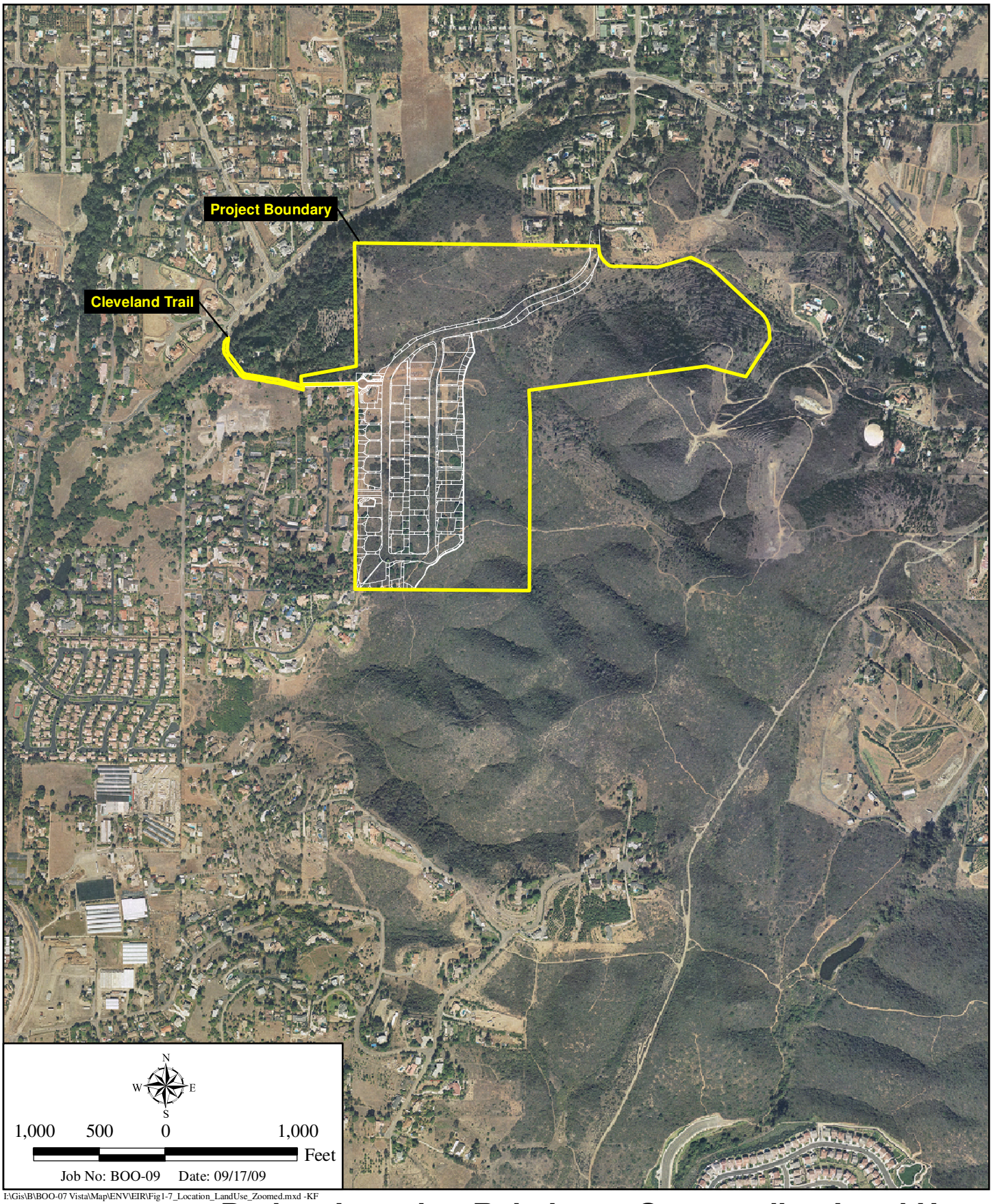
Project Location Relative to Area Land Uses

SUGARBUSH RESIDENTIAL PROJECT

Figure 1-6



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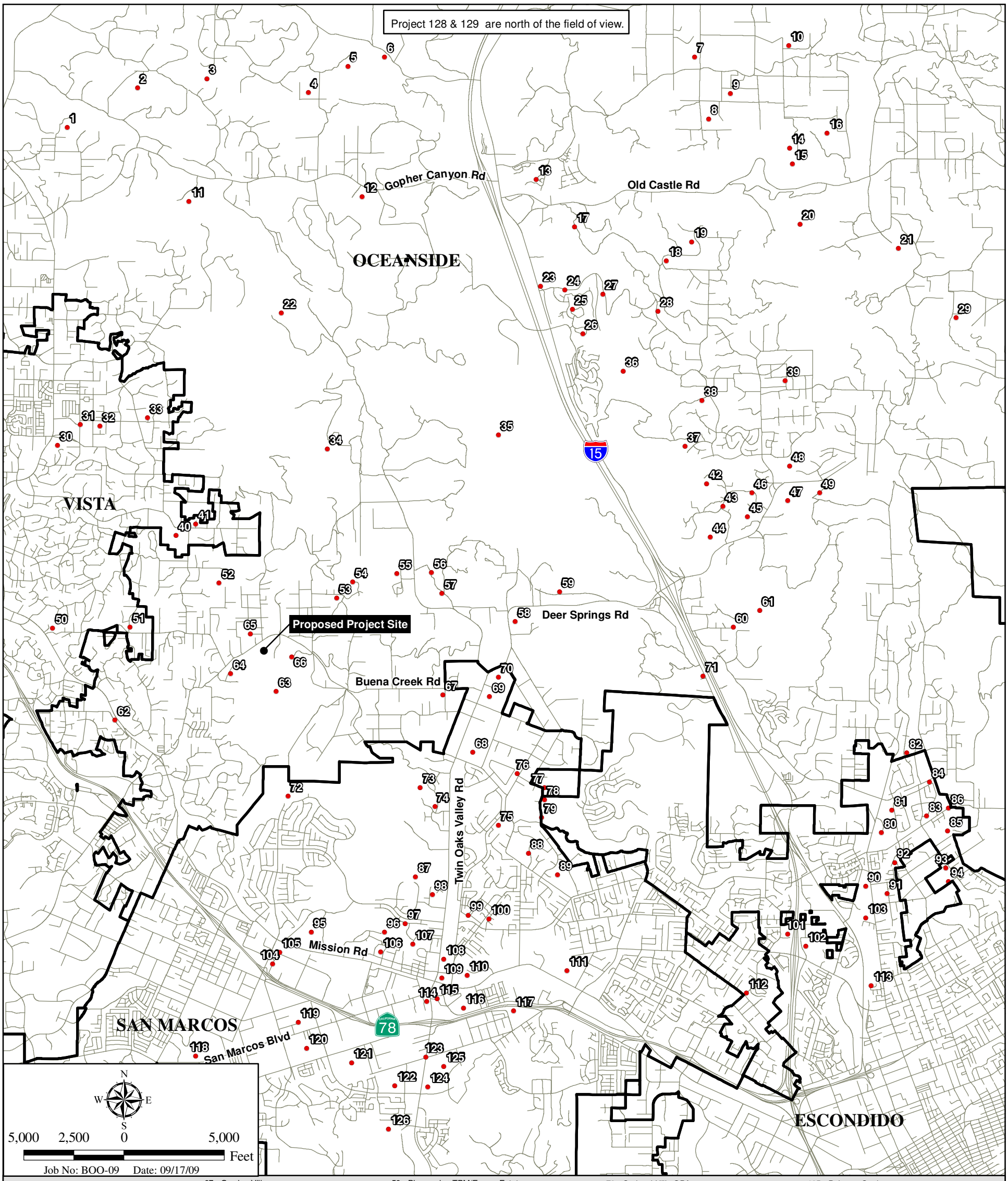
Project Location Relative to Surrounding Land Uses

SUGARBUSH RESIDENTIAL PROJECT

Figure 1-7



1	Kirkorowicz, Tpm	27	Garden Villas	53	Plamondon TPM/Emma Estates	79	Orchard Hills GPA	105	Palomar Station
2	Kuehn, Garrett	28	Rim Rock	54	Via Conca D'Oro Residential	80	Jack Biery	106	Liberty Drive
3	Polo Club	29	Charles Froehlich TM	55	Merriam West Ranch	81	Reidy Creek	107	Liberty Lane Residential
4	Biernacki TPM 2 Lot Subdivision	30	Vineyards Specific Plan	56	Rimsa TM	82	Innovative Communities	108	Richmar Avenue Retail
5	TPM Permit No. 20640	31	Foothill Oak Elementary	57	Twin Oaks Farm	83	Larry Templeton	109	Mission and Vineyard Retail Center
6	Brisa Del Mar	32	Craftsman Condominiums	58	TERI	84	Cornerstone Engineering - 928	110	Vineyard Residential
7	Mustafa TPM	33	Grandview Rd TSM	59	Pizzuto	85	Hallmark	111	Hollandia Project
8	Goodnight Ranchos, TPM, 2 Lots	34	Twin Oaks Valley Water Treatment Plan	60	Heritage Valley Estates	86	Rincon Escondido	112	Mountain Meadow TM
9	Robinson, TPM, 4 Lots	35	Merriam Mountains	61	Mountain Gate	87	Windy Way Residential	113	Premeir Coastal Development
10	Gagavalli, TPM, 2 Lots	36	Villas on the Green	62	Hannalei Elementary	88	Mulberry/Rose Ranch Residential	114	Civic Center Marketplace
11	Cal-a-vie	37	Raisigel/Fejeran	63	Tai Estates	89	Rose Ranch	115	Civic Center Plaza
12	Tran TPM	38	Hidden Meadows II	64	Leese Property	90	Meadowbrook Village	116	Civic View Corporate Center
13	Castle Creek Condominiums	39	Paradigm	65	Kowano Subdivision	91	BHA Inc.	117	Campus Pointe Office Building
14	McBride, TPM, 2 Lots	40	Rancho Minerva	66	Fredas Hill	92	RMCI Group	118	High Tech High
15	Tapestry Meadows Equestrian Center	41	San Clemente Av TSM	67	Casa de Amparo Group Care Facility	93	Merit Group	119	Park Place South
16	Fitzpatrick TPM	42	Meadows 35	68	Sycamore/Cox Residential	94	Cornerstone Engineering - 927	120	San Marcos Creek Specific Plan
17	Woodhead Minor Residential	43	Rimmelspach Subdivision (TM 5523)	69	Walnut Grove Park	95	Palomar College - San Marcos Master Plan	121	University Medical and Office Park (Fenton)
18	The Oaks	44	Black TM	70	Discovery Valley Equestrian & Canine Center	96	Mission Road Residential	122	Kaiser Permanente
19	Odell	45	Piro/Ciba	71	Lantis Minor Subdivision	97	Glendale Residential	123	University District Specific Plan
20	Beauvais TM	46	Choi TM	72	San Marcos Highlands	98	Windy Way Industrial	124	Urban West Strategies
21	Wilkes Road TPM	47	Arend Brouwer	73	Malone Street Residential	99	Woodward/Borden Condos	125	CSUSM - Phase II
22	National Quarries	48	Hidden Meadows	74	Del Roy Drive Residential	100	Vineyard/Shirley Residential	126	Hansen Aggregate
23	Canyon Hills	49	Washington Meadows	75	Mulberry Residential	101	Fire Station/#3	127	Palomar College - Fallbrook
24	Brooks & Kiersey Driveway	50	Monte Vista Dr PC2-090	76	TSM 459	102	Tract 868	128	West Lilac Farms
25	Champagne Gardens	51	Monte Vista Dr PC2-073	77	Richland Estates - TPM 20481	103	River Village Apartments	129	University Heights SP
26	Welcome View	52	Vista Irrigation District Pipeline Access	78	Roger Estate	104	Residence INN		

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Cumulative Projects

SUGARBUSH RESIDENTIAL PROJECT

Figure 1-8